



Flat 16, 24 Starboard Crescent

Chatham, ME4 4FZ

GREENLEAF PROPERTY SERVICES are delighted to introduce this impressive and spacious two bedroom, second floor apartment to the market, in sought-after St Mary's Island, Chatham. Built in 2020, and available with NO ONWARD CHAIN, this stylish and modern apartment boasts a large entrance hall, two double bedrooms with built-in wardrobes, with the master bedroom including an en-suite shower room. There is also a main family bathroom, and a fantastic open-plan integrated kitchen/lounge/diner with patio doors opening onto a spacious balcony with plenty of space for outdoor entertaining. Further benefits include a video entry system, gas central heating, and lift access to the allocated off road parking.

The layout briefly consists of: Spacious "L-shaped" hallway giving access to a large storage cupboard, master bedroom and en suite, bedroom two, family bathroom, and kitchen/lounge/diner out to balcony.

Located close to the Dockside shopping outlet and an extensive selection of shopping, dining, and leisure amenities, beautiful riverside and marina walks are on your doorstep. Chatham station is a short drive away and offers a 35 minute fast train service into London, whilst all A2/M2/M20 road links are also nearby. Chatham itself offers a good selection of schools for all age groups, and a further selection of restaurants, bars, shopping and leisure amenities. Interest is sure to be strong in this beautifully presented apartment, one of the larger ones in this development, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Lease-246 years remaining approx.
Service charge-£2,000 p.a. approx.

Price Guide £240,000

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- SPACIOUS MODERN TWO BEDROOM APARTMENT WITH LONG LEASE
- NO ONWARD CHAIN
- CLOSE TO DOCKSIDE SHOPPING CENTRE, RESTAURANTS, GYM AND ALL AMENITIES
- EPC GRADE B / COUNCIL TAX BAND D / LEASEHOLD
- BEAUTIFULLY PRESENTED THROUGHOUT WITH IMPRESSIVE BALCONY
- SOUGHT-AFTER ST MARY'S ISLAND LOCATION
- SHORT DRIVE TO STATIONS TO LONDON AND ALL A2/M2/M20 ROAD LINKS
- ALLOCATED UNDERCROFT PARKING SPACE
- EN SUITE AND FAMILY BATHROOM
- SHORT DRIVE TO SOUGHT-AFTER SCHOOLS

Hallway

23'11" x 4'1" (7.3m x 1.25m)

Spacious and wide "L-shaped" hallway giving access to all rooms and large storage cupboard, with neutral carpet and white walls.

Master Bedroom

13'11" x 9'4" (4.25m x 2.85m)

Double bedroom with neutral carpet and white walls, built-in wardrobes, window to front with partial river views, access to en suite.

En-suite

6'0" x 5'6" (1.85m x 1.7m)

With white suite consisting of shower with stylish grey wall tiles, WC and basin, white walls, feature spotlights, and grey tile-effect vinyl flooring.

Bedroom Two

13'3" x 8'2" (4.05m x 2.5m)

Further good size double bedroom with neutral grey carpet and white walls, built-in wardrobes, partial river views from window to front, cupboard housing boiler.

Bathroom

7'8" x 6'2" (2.35m x 1.9m)

Good size room with white suite consisting of bath and basin with neutral splashback tiles, WC, white

walls with grey tile-effect vinyl flooring.

Kitchen/Lounge/Diner

25'3" x 11'5" (7.7m x 3.5m)

The kitchen area boasts a good range of white wall and floor cupboards with contrasting grey vinyl worktops, gas hob and oven, space for washing machine, dishwasher and fridge-freezer, downlighters, and grey vinyl wood-effect flooring with white walls. From here, it's open-plan into the dining area with plenty of space for a family table and chairs, and the lounge area to front with patio doors onto balcony, neutral carpet and white walls with two feature lights.

Balcony

Good size decked balcony with railings and nice views, plenty of space for table and chairs and BBQ.

Off Road Parking

Allocated under-croft off road parking directly underneath the apartments, with easy access near the main entrance. The lift nearby takes you to the apartment on the second floor.

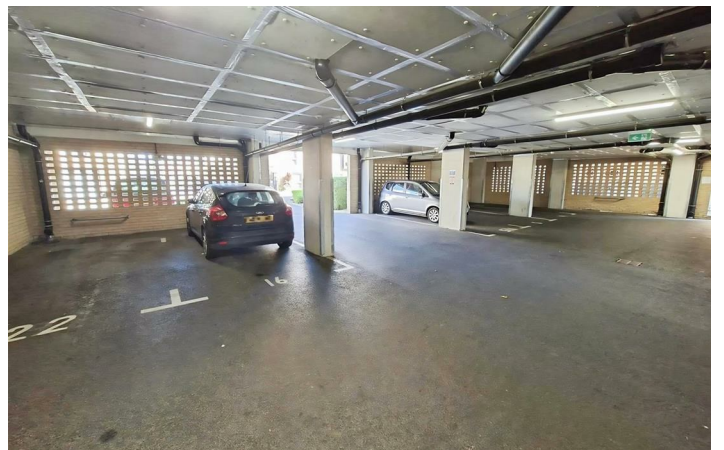
Agents Note 1

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Agents Note 2

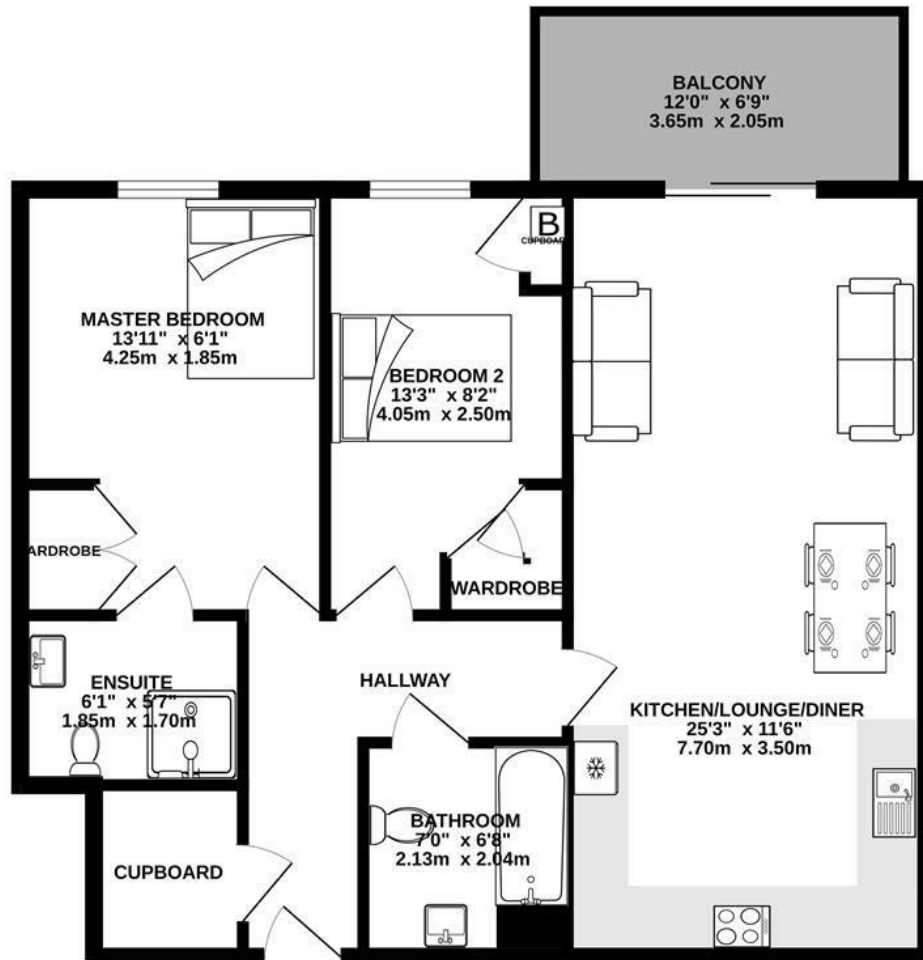
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Tel: 01634730672



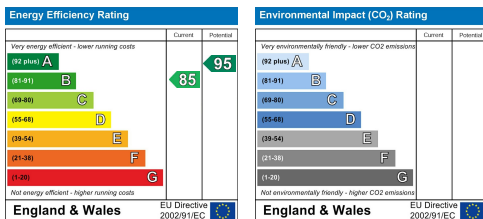


GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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