



24 Ward View

Chatham, ME5 7FD

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented and spacious two double-bedroom apartment, enviably located in the sought-after Ward View, Chatham. This stylish property, located on the first floor, boasts a spacious hallway giving access to two generously sized double bedrooms, a modern bathroom W/C, and a stunning open-plan kitchen/breakfast room, all tastefully decorated and simply ready to move into and enjoy. Further benefits include allocated off-road parking, a long lease and integrated appliances.

Ideally located close to all amenities and the town centre offering a range of dining, leisure and shopping facilities, the bus and train stations are nearby with fast services to London, as are all A2/M2/M20 road links. The nearby historic Dockyard offers a further extensive range of dining, leisure and shopping facilities, whilst local schools and parks are nearby. Properties of this quality and in this location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC B. Council tax band C. Lease - Approx. 139 years - Management fee - £1842 P.A - Ground Rent - £250 P.A

Offers In The Region Of £190,000

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- IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- CONVENIENT LOCATION
- EPC GRADE B
- SPACIOUS FIRST FLOOR APARTMENT
- LOUNGE/DINING ROOM
- LEASEHOLD - 139 YEARS REMAINING
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- COUNCIL TAX BAND C

Entrance Hall

15'8" x 3'10" (4.8 x 1.17)

Lounge/Dining Room

23'7" x 9'3" (7.2 x 2.82)

Kitchen/Breakfast Room

20'11" x 7'10" (6.38 x 2.41)

Bedroom

15'9" x 8'6" (4.82 x 2.60)

Bedroom

15'9" x 6'7" (4.82 x 2.01)

Bathroom W/C

8'11" x 8'9" (2.72 x 2.69)

Allocated Parking

For one Car

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points,

please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



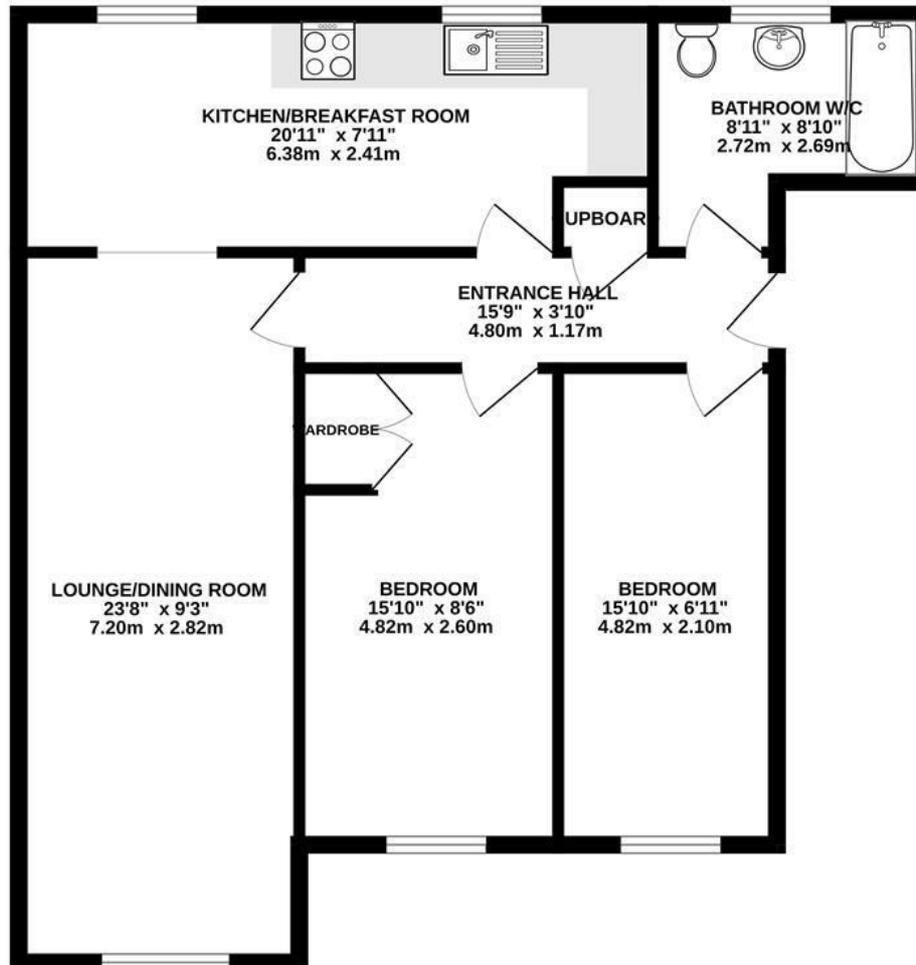
Directions

Tel: 01634730672





GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.