

## South House,, Chatham ME4 4RW

**Asking Price £260,000**

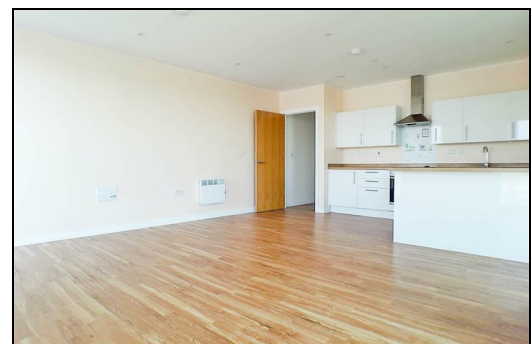
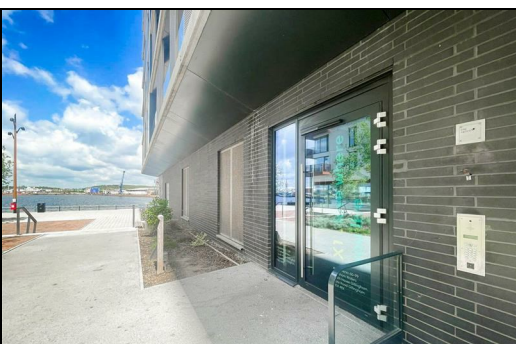
CR Real Estate are delighted to offer to the market this two-bedroom 9th floor apartment, situated in one of the newest developments in Chatham waters. Located in a popular commuter town, you can experience the perfect balance between city and suburban living.

This high-spec and modern apartment comprises of an entrance hall, fully fitted kitchen/lounge with integrated appliances and breakfast bar, open plan lounge which offers access to the private glass balustrade decked balcony overlooking the stunning views across the river and dock yard, and two double bedrooms of which the master benefits from an en-suite.

Additional benefits of this luxury apartment include a private storage locker, and access to the following communal areas; 24/7 state of the art on-site residents gym which is open 365 days of the year, the tranquil and serene landscaped gardens which provide multiple seating areas and the on-site security (available from 7pm – 7am).

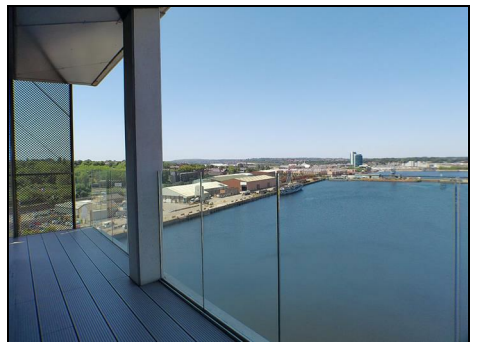
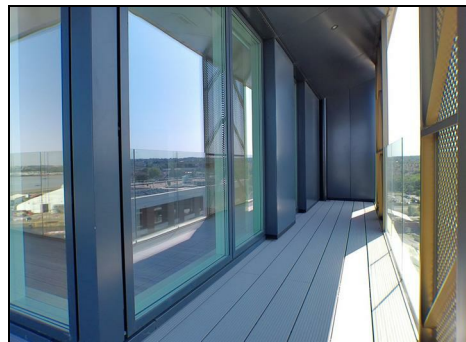
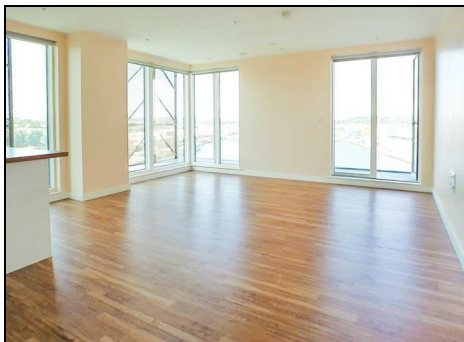
Chatham Waters is part of a regeneration project in Chatham offering residents a quiet lifestyle; with excellent travel links, meaning that your journey into London via rail will take you just 36 minutes to reach the heart of London St. Pancras and just 31 minutes to Stratford. For those who prefer to drive the A2, M2, and M20 motorways are within easy access; and offer links to Westfield, Bluewater, Heathrow, Gatwick and London city airport, plus The Eurotunnel, all of which are within an hour's drive.

Locally, the development is within easy access to a variety of amenities, restaurants, schools and is a mere 15 minute walk to 3 universities and 2 colleges for those who are studying. The popular Docksider Shopping Outlet is located within a 6 minute drive which also benefits from an Odeon cinema complex.



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**ESTATE AGENCY : REDEFINED**

