



Armada Way, Chatham

2 Bedroom, 1 Bathroom, Apartment

£170,000



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- Large Lounge
- Balcony Off Lounge
- Off Road Allocated Parking
- Newly Decorated
- Close to Amenities
- Two Good Sized Bedrooms
- First Floor
- Communal Gardens
- Well Presented
- Available Now

NO CHAIN!! I'm delighted to introduce this neutrally decorated, two-bedroom flat, currently listed for sale. This property possesses a charm that is effortlessly elegant and inviting. The flat consists of a separate reception room, perfect for entertaining and relaxing, and a well-proportioned kitchen. This layout provides a harmonious blend of comfort and functionality.

The property hosts two bedrooms, offering ample space for personal creativity. A solitary bathroom completes the living accommodations, maintaining the balance of the property.

One of the most captivating features of this property is its good size balcony. This outdoor space offers a peaceful retreat and a perfect spot for relaxing.

The property is ideally located, offering the tranquillity of a quiet neighbourhood while also providing convenient public transport links. Additionally, it is situated near schools, making it a highly desirable location.

Council Tax band C

EPC rating D

Service Charge £1566pa

Ground rent: £150pa

Lease remaining 97

Broadband Services:

Standard 16 Mb 1 Mb

Superfast 110 Mb 20 Mb

Ultrafast 1000 Mb 220 Mb

Mobile Coverage: EE, 02, Three and Vodafone

LEASE AND COUNCIL TAX

Leasehold Property - 98 Years left on lease

No Ground Rent

Service Charge of £1368 PA, paid half yearly as at 24042023

ENTRANCE

Staircase from private front door, cupboard and boiler cupboard at top, stair turn to corridor

BEDROOM 1

Door to left off of corridor, newly decorated with window to front, electric heating.





BEDROOM 2

Second door to left off of the corridor, spacious and newly decorated with window to front overlooking communal gardens, electric heating

BATHROOM

Modern suite, bath with shower over, tiled wall, electric heating

KITCHEN

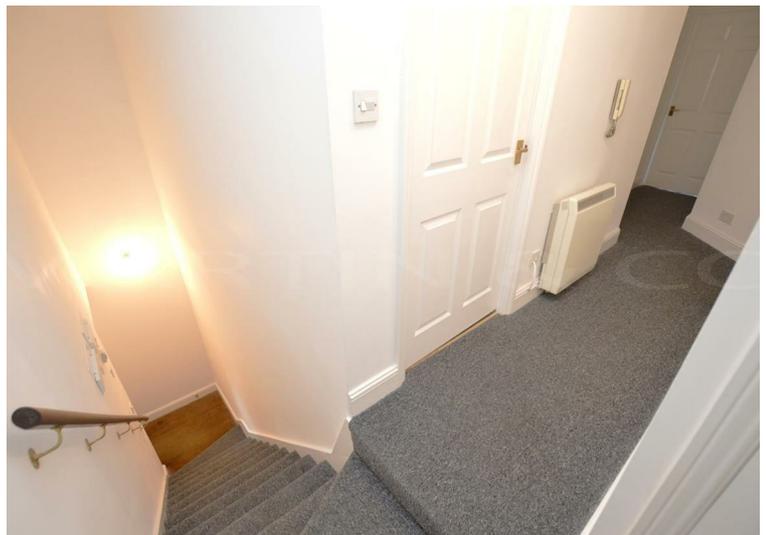
Full range of units, stainless steel 1 1/2 sink unit with mixer tap, 4 ring hob and single oven.

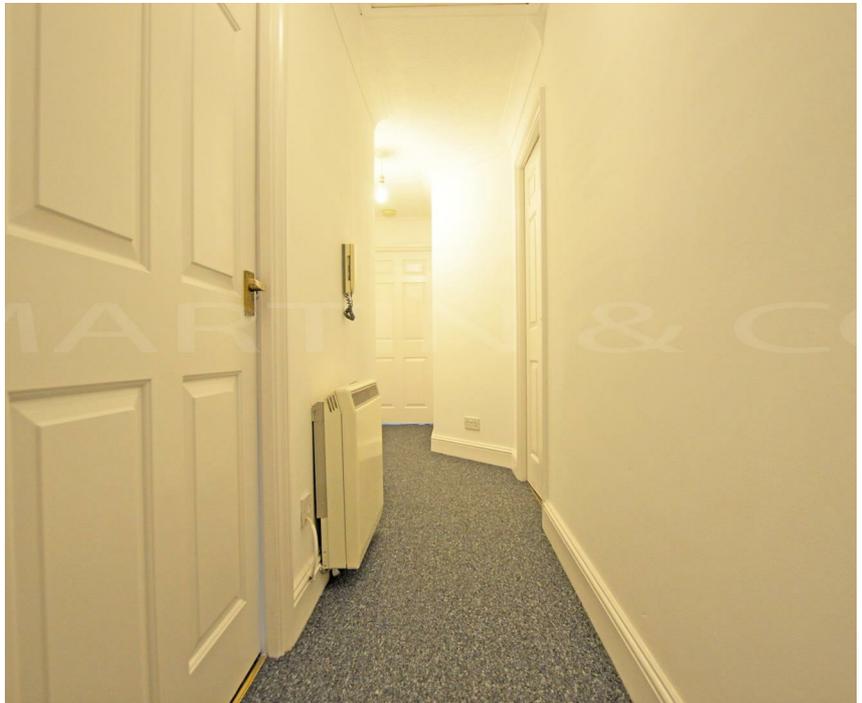
LOUNGE

Large and airy lounge running full width of property, double doors to balcony with views over communal gardens

OUTSIDE

Allocated parking space to front, communal gardens, cul de sac location.





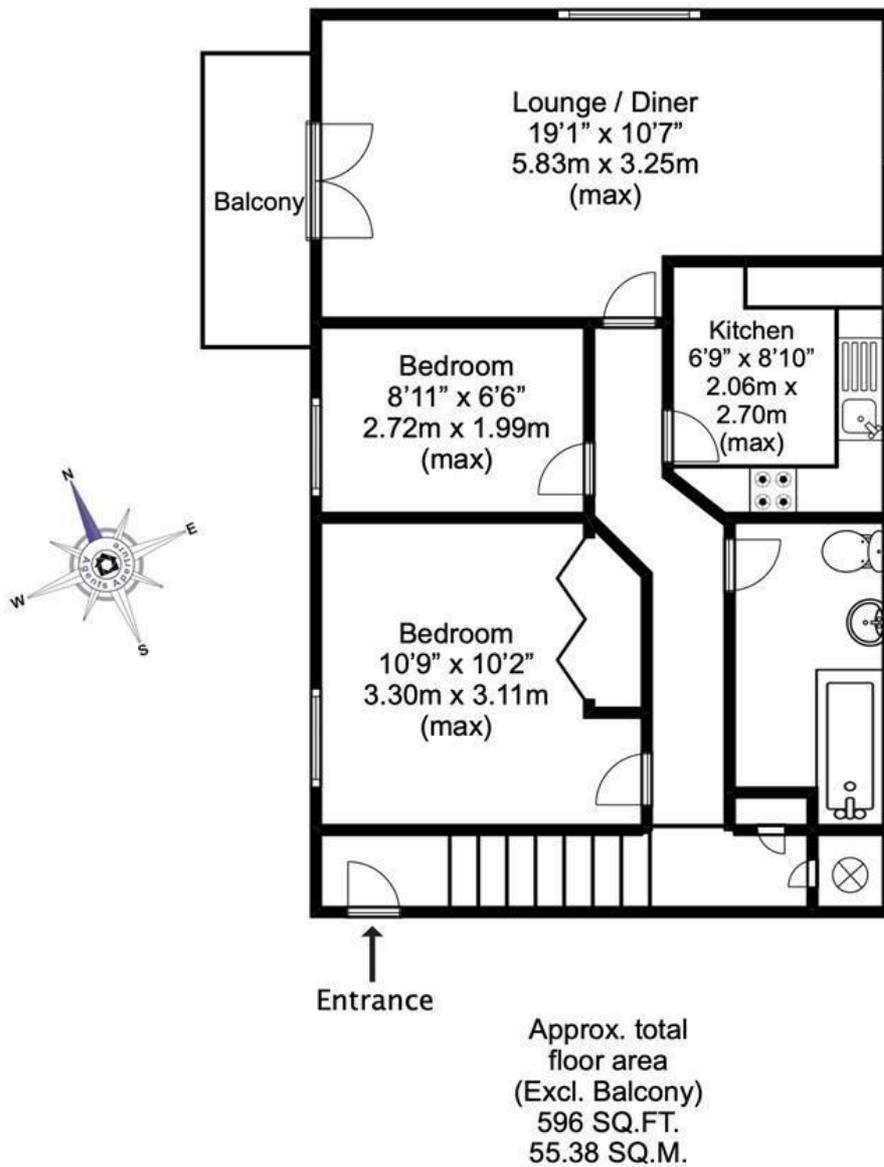
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	





Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

