



**Edgewater, St Mary's Island, Chatham**

**£1,900 Per Month**

  
**MARTIN&CO**

Edgewater, St Mary's Island, Chatham

Apartment

3 Bedrooms, 2 Bathroom

£1,900 Per Month

- Stunning apartment
- 3 large double bedrooms
- Integrated modern appliances
- Large terrace and balcony
- First floor apartment
- Ensuite and family bathroom
- Secure cycle store
- Allocated parking for two
- Direct river and castle views
- Close to local amenities

Nestled in the picturesque setting of Edgewater on St Mary's Island in Chatham, this stunning apartment offers a perfect blend of modern living and comfort. Spanning an impressive 1,041 square feet, this spacious residence features three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

The apartment boasts a well-designed layout, including a welcoming reception room that flows seamlessly into a contemporary kitchen equipped with integrated appliances. This thoughtful design ensures that both cooking and entertaining are a delight. The property also includes two stylish bathrooms, providing convenience and privacy for all residents.

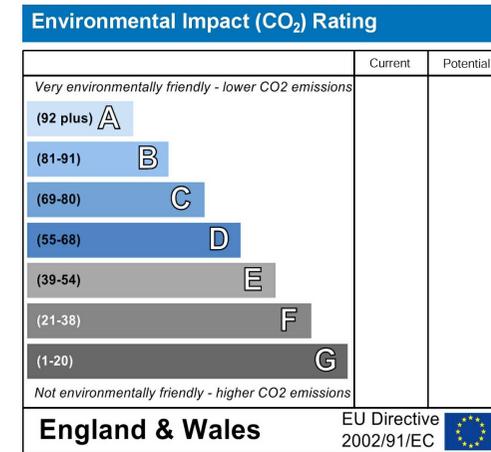
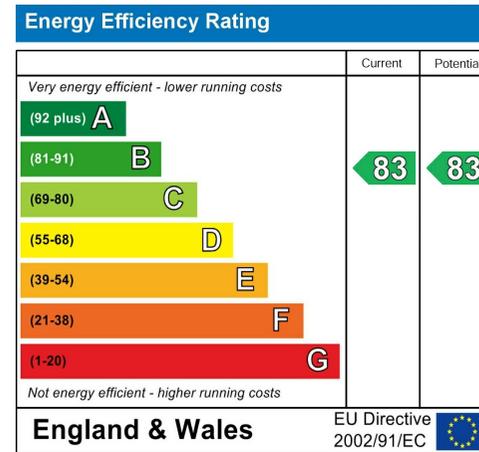
One of the standout features of this apartment is the large terrace, which offers a wonderful outdoor space to relax and enjoy the surrounding views. Whether you wish to host gatherings or simply unwind with a book, this terrace is sure to enhance your living experience.

Additionally, the property comes with parking for two vehicles, a valuable asset in this desirable location. Built in 2023, this apartment is not only modern but also energy-efficient, making it a smart choice for the environmentally conscious buyer.

With its prime location on St Mary's Island, residents can enjoy a tranquil lifestyle while still being within easy reach of local amenities and transport links. This apartment is a rare find and presents an excellent opportunity for those looking to invest in a contemporary home in a sought-after area.











Basin Mew Apartments Type D1 A & B	Dimensions Metric (m/mm)	Dimensions Imperial (ft/in)	Area Metric (m²)	Area Imperial (ft²)
Store	0.70 x 1.08	2'3" x 3'6"	0.7	7.5
Hall	1.87 x 7.42	6'1" x 24'4"	9.5	102.3
Bedroom 1	4.24 x 3.60	13'11" x 11'9"	15.0	161.2
En suite	2.24 x 1.37	7'4" x 4'6"	2.8	30.1
Bathroom	2.24 x 2.06	7'4" x 6'9"	4.2	45.2
Kitchen	4.54 x 3.60	14'11" x 11'9"	16.3	175.5
Living	5.34 x 3.60	17'6" x 11'9"	19.4	208.8
Bedroom 3	2.80 x 3.52	9'2" x 11'6"	9.7	104.4
Bedroom 2	4.40 x 3.60	14'5" x 11'9"	14.0	150.7
	N/A (Yellow shading only)		96.7	1040.9
	GIA (Blue & Yellow shading)		96.7	1040.9

- For Construction Specification, refer to doc No. S15\_A\_SPE\_001
- For External Works Plan, refer to dwg No. S15\_A\_S\_001-003
- Note: All area measurements/calculations represented in this drawing are based on the 'CONPLC' Guide for Measuring October 2015.
- Note: All dimensions shown are from the face of the plasterboard.
- For Site Plans, refer to dwg No. S15\_A\_PL\_BM\_001-004, 006-009, 011-015
- For Elevations, refer to dwg No. S15\_A\_EL\_BM\_001
- For Opening Schedules, refer to dwg No. S15\_A\_SC\_BM\_001
- For Suite Plans, refer to dwg No. S15\_A\_PL\_015-020
- For Sections, refer to dwg No's. S15\_A\_SE\_BM\_001-002
- For Bathroom & Ensuite Layouts, refer to dwg No. S15\_A\_PL\_BM\_001-004

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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 fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

