

haus

Estate Agents



Two Bedroom Apartment

Manor Road, Chatham, Kent, ME4 6AG

Guide Price £350,000

Leasehold

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Description

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Elegant Two Double Bedroom Apartment in a Grade II Listed Conversion with Mezzanine, Balcony & Parking

This exceptional two double bedroom apartment is set within a striking Grade II listed building, part of an exclusive conversion completed approximately six years ago. Blending historic charm with contemporary design, it offers a truly unique lifestyle for professionals, downsizers, or anyone seeking a stylish and distinctive home. From the moment you step inside, the sense of space and quality is clear. A welcoming hallway with guest WC and utility area leads into the heart of the apartment: a spectacular open-plan living space where soaring ceilings, expansive windows, and original period features combine beautifully with sleek modern finishes. The impressive metal spiral staircase is a statement in itself, rising to a versatile mezzanine level, currently used as the main bedroom, however, it can also be used as an office, snug, or creative studio. Both bedrooms are generously proportioned doubles, each benefiting from its own en-suite bathroom, ensuring comfort and privacy for residents and guests alike. The thoughtful layout also includes a dedicated office area, catering perfectly to modern working from home requirements. One of the property's standout features is the spacious private balcony, a perfect spot to relax and enjoy summer evenings or morning coffee. Further benefits include allocated parking for one vehicle and well-maintained communal areas, reflecting the quality of this prestigious development. Perfectly positioned, the apartment is within easy reach of local amenities, shops, and transport links, offering convenience as well as character. A rare opportunity to secure a home that so seamlessly balances heritage architecture with contemporary luxury, this apartment must be viewed to be fully appreciated. Contact our team today to arrange your appointment and avoid missing out.

Key Features

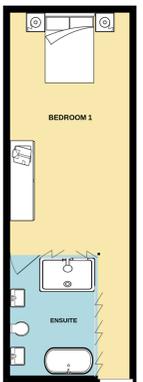
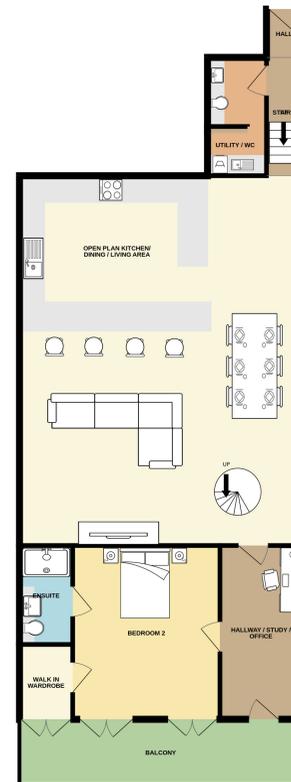
- Stunning Two Double Bedroom Apartment in a Grade II Listed Conversion
- Grand high ceilings and period features
- Modern fixtures and finishes throughout
- Open-plan contemporary living space
- Generous private balcony
- Allocated parking for one car
- Excellent access to shops, cafes, restaurants, and commuter routes
- Close to local amenities and transport links
- No onward chain

Local Area

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbsfleet International plus road connections to the M2/M25 & M20. Amenities include a bustling Town Centre, the Historic Dockyard, Capstone Ski & Snowboard centre and nearby Gillingham FC, Rochester Castle and Rochester Cathedral.

FIRST FLOOR
1178 sq.ft. (109.5 sq.m.) approx.

MEZZANINE LEVEL
331 sq.ft. (30.8 sq.m.) approx.

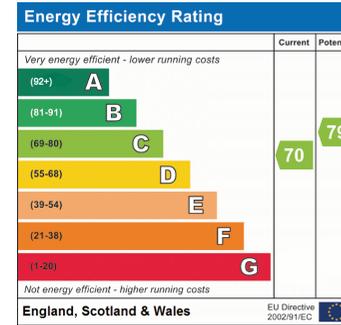
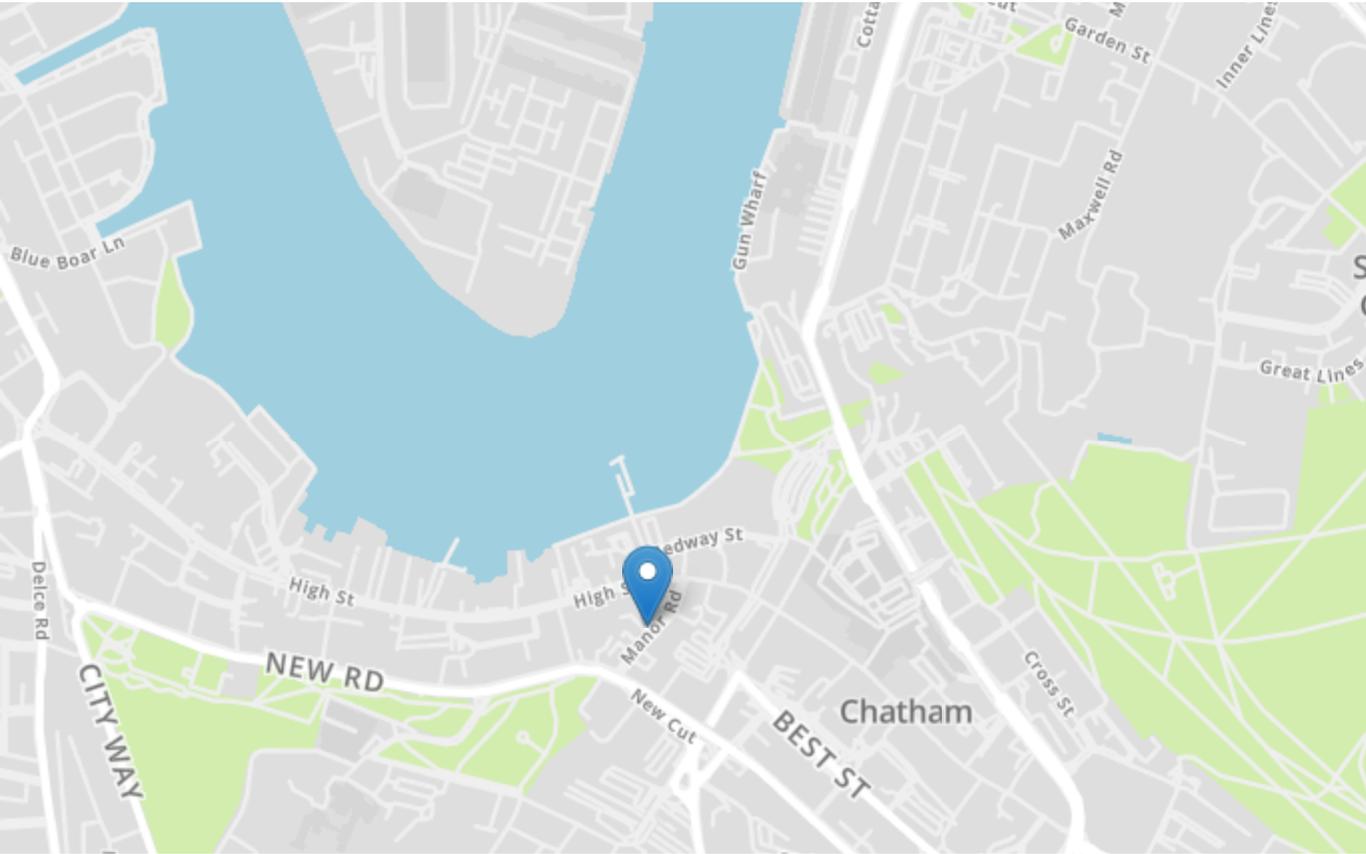


TOTAL FLOOR AREA: 1509 sq.ft. (140.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Property Location

Manor Road, Chatham, Kent, ME4 6AG



Tenure

Leasehold

Lease Term

199 Years from January 2015

Ground Rent

Peppercom

Service Charge

£2274.84

Local Authority

Medway Council

Council Tax

Band C

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Agent Notes

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact.

The seller does not make or give nor do our employees or haus Estate Agents have authority to make or give any representation or warranty to the property. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment, or facilities. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. References to tenure, service charges and ground rent (where applicable) as well as council tax are based on information supplied by the seller.

The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.