Flat 7, 3 Narwhal Crescent

Wouldham, Rochester, Kent, ME1 3YP

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



OFFERS IN EXCESS OF £210,000

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DESCRIPTION:

A beautifully presented and generously proportioned one-bedroom first-floor apartment, boasting beautiful riverside views across the River Medway and the surrounding nature reserve, situated within the sought-after Peter's Village development.

Offering approximately 572 sq ft of bright and contemporary living space, this energy-efficient EPC B rated home combines modern comfort with a peaceful riverside setting. The light-filled open-plan living area provides the perfect place to relax and enjoy beautiful sunsets over the River Medway throughout the year.

The accommodation comprises:

* A spacious 21'5" x 15'6" open-plan kitchen, dining and living area.
* A modern fitted kitchen with integrated full-height fridge freezer, dishwasher, washer dryer, electric oven and four-ring gas hob with extractor hood.
* A generous 15'1" x 13'1" double bedroom with built-in wardrobes.
* A modern white bathroom suite with shower over the bath.
* A spacious entrance hall with useful storage cupboard.
* One allocated parking space.

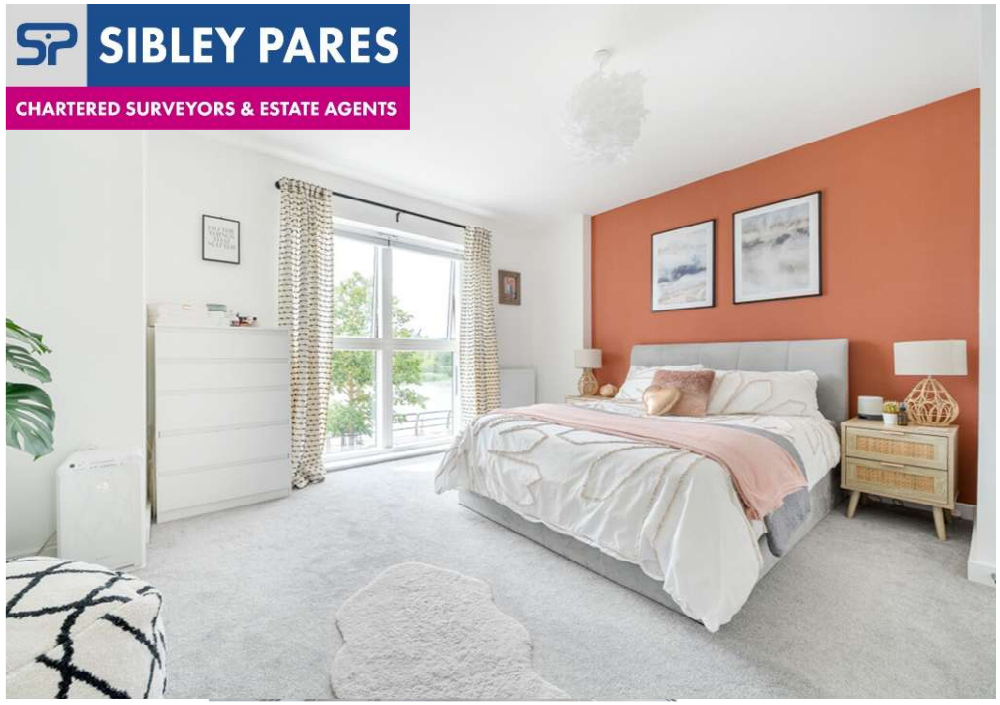


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KEY FEATURES:

* Riverside apartment with views across the River Medway and nature reserve
* Spacious 572 sq ft one-bedroom home
* Energy-efficient EPC Rating: B
* Gas central heating
* Double glazing
* Modern fitted kitchen with integrated appliances
* Built-in bedroom wardrobes
* One allocated parking space
* Council Tax Band: B (Tonbridge & Malling)
* Annual Service Charge: £1,476.28 (April 2026 – March 2027)
* Approx. 117 years remaining on the lease (125-year from April 2019)



LOCATION:

Peter's Village offers a wonderful balance of peaceful riverside living and modern convenience. Residents can enjoy scenic walks along the riverside boardwalk, explore the nearby North Kent Downs and take in the beautiful natural surroundings. Local amenities including a convenience store, village hall, dentist and primary school are all within easy reach.

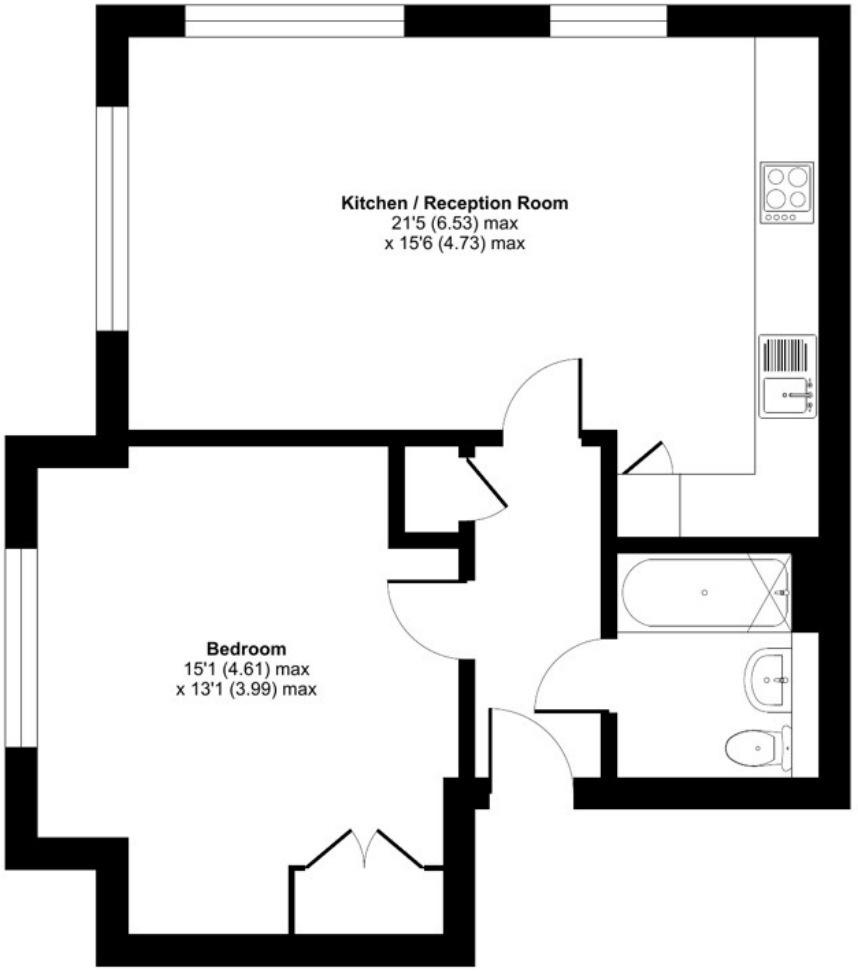
The development is well connected, with easy access to the M2 and M20 motorway networks. High-speed rail services from nearby Strood, Rochester and West Malling provide convenient connections into London and the surrounding areas.

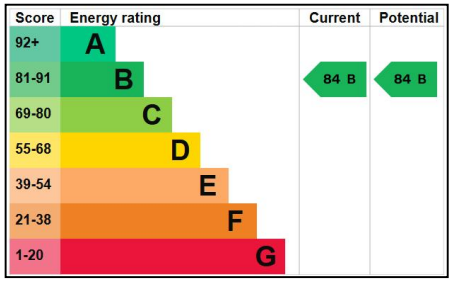
An ideal home for first-time buyers, professionals, downsizers or investors seeking a modern apartment with a rare riverside view.


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Floorplan and Dimensions

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Narwhal Crescent, Wouldham, Rochester, ME1

Approximate Area = 572 sq ft / 53.1 sq m

For identification only - Not to scale

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.
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