



## **FOR SALE**

### **Chetney View, Iwade**

Spacious 2 Bedroom, 2<sup>nd</sup> Floor Flat  
Redecorated Throughout, New Carpets  
Separate Kitchen, Large Sitting Room/Diner  
Secure Phone Entry System  
Allocated Parking Space  
EPC Rating C, Council Tax Band B

**£185,000**



## Spacious and Well-Presented 2 Bedroom Top Floor Apartment in Sought-After Iwade Village

Located on the top (second) floor of a small, well-maintained block of just six apartments, this beautifully presented two-bedroom property offers generous living space, modern comforts, and a fantastic position within one of the area's most popular villages. Perfect for first-time buyers, investors, or anyone looking to downsize without compromising on space or location.

The apartment has recently undergone a full refresh, including new fitted carpets and complete redecoration, making it ready for immediate occupation. Access is via a secure entry phone system, adding peace of mind.

Internally, the accommodation is well laid out and thoughtfully designed. There's a spacious lounge/diner ideal for both relaxing and entertaining, a separate fitted kitchen with plenty of cupboard space, and two well-proportioned bedrooms – the main being a good-sized double.

The bathroom benefits from both a bath and a separate shower cubicle, offering flexibility for all lifestyles. The property also features gas central heating, double glazing throughout, and ample storage.

Externally, there is one allocated parking space for the apartment, along with several additional visitor bays, making parking simple for both residents and guests.

Situated in the heart of Iwade village, the property is within easy walking distance of the village green, local shops, a primary school, and a friendly pub/restaurant. There is a strong community feel and excellent amenities on your doorstep.

For commuters, Iwade offers superb connections. The A249 is under a mile away, linking easily with the M2 and M20 motorways, while Sittingbourne train station is a short drive away, offering regular services to London, Canterbury, and the coast.



**Key Features:**

Spacious and well-maintained top floor apartment (2nd floor)  
Block of just 6 apartments  
Recently redecorated with new fitted carpets  
Large lounge/diner and separate fitted kitchen  
Two generous bedrooms  
Bathroom with bath and separate shower  
Gas central heating & double glazing  
Secure entry phone system  
Allocated parking plus visitor bays  
Excellent transport links to A249/M2/M20  
.Walking distance to village centre, shops, school, pub & green  
Ideal for first-time buyers, downsizers, or investors



**Additional Information:**

**Lease Remaining:** Approx. 101 years

**EPC Rating:** C

**Council Tax Band:** B

**Service Charge, Ground Rent & Building Insurance:** Approx. £75 per calendar month

This superbly located and well-proportioned apartment offers excellent value in a thriving village setting. Early viewing is strongly advised.

**Lounge/Diner:** 20'4 × 12'3 (6.2m × 3.74m)

**Kitchen:** 10'9 × 8'4 (3.28m × 2.54m)

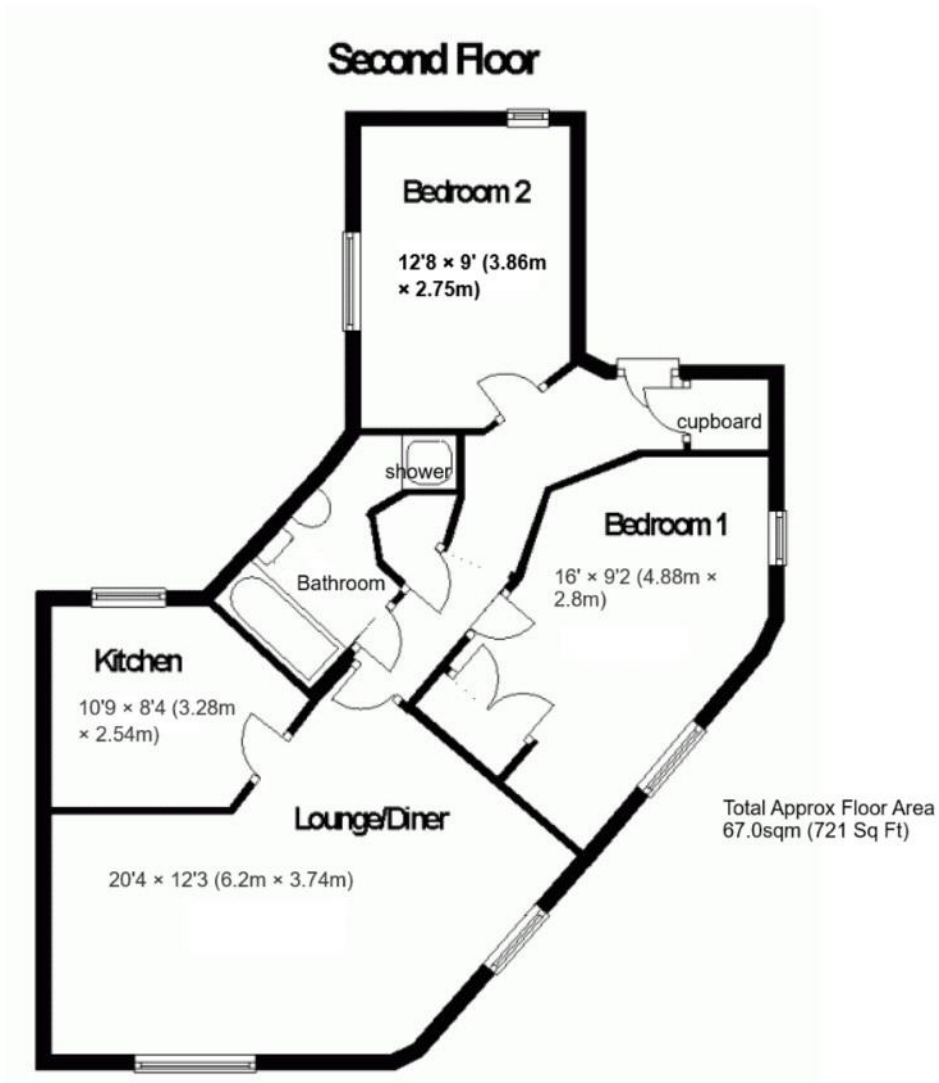
**Bedroom 1:** 16' × 9'2 (4.88m × 2.8m)

**Bedroom 2:** 12'8 × 9' (3.86m × 2.75m)

**Garden:** Communal garden, clothes drying area and bin store

**Please Note:** All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed.

## Floor Plan



**All services connected but none tested - Measurement by sonic tape and may have some variation**  
**Viewing strictly by appointment with Phoenix Property Services 54 Watling Street, Gillingham ME7 2YN Telephone**  
**01634 575 575 Viewings may be arranged at a mutually convenient time including weekends**  
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**This property is Leasehold**