



# A.E REAL ESTATE

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## Ragged Staff Wharf

**£1,295,000**

AES2534 | APARTMENT

BEDS: 2 | BATHS: 2 | AREA: 132m<sup>2</sup>

### PROPERTY FEATURES

**Service charges:** 374.29 Per Month

Communal Pool Communal Garden

**Rates:** 62.66 Per Month

**Category 2:** No

**Hepps:** No

**3 Year Residency:** No

### PROPERTY DESCRIPTION

This stunning 2-bedroom, 2-bathroom apartment is located in the prestigious Ragged Staff Wharf development at Queensway Quay Marina, offering an exceptional living experience. Situated on the podium level, this apartment provides direct access to the communal pool, allowing residents to enjoy a relaxed, resort-style atmosphere. The apartment is west-facing, offering beautiful views over the marina, and features a spacious living room and dining area that opens out onto a generous 23.1m<sup>2</sup> west-facing patio ideal for enjoying stunning sunsets or al fresco dining. Both bedrooms are generously sized and come with fitted wardrobes, offering ample storage space. Additionally, the apartment includes an enclosed area that can be used as an office, perfect for those working from home. Residents of Ragged Staff Wharf enjoy access to two communal pools and a fully equipped gymnasium, providing plenty of opportunities for relaxation and fitness. The property is also within walking distance of the vibrant town center and the popular quayside restaurant area, offering an abundance of dining and leisure options. For added convenience, the apartment comes with one designated car parking space, included in the price. Key Features: 2 [...]

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