

**KW31003**  
Under Offer

## KINGS WHARF - QUAY 31

**£2,100 pcm**



### FEATURES

- 1 Bedrooms
- 1 Bathrooms
- Gym
- Underfloor heating (bathrooms)
- West facing
- Lifts
- Contemporary kitchen
- Contemporary bathroom
- Engineered wood flooring
- Fully Furnished
- Communal Pool
- Private Parking
- Communal Garden



Spectacular one bedroom, one bathroom apartment located on the 7th floor at Quay 31, in the ever popular development of Kings Wharf. As you enter the property, the entrance hall leads onto a fully fitted, open plan kitchen with breakfast bar and living/dining area with 2 sofas and dining table with chairs. This then leads onto a large 13m<sup>2</sup> west-south facing balcony, a lovely place to sit in the sun or enjoy a cocktail in the evening sunset. The main bedroom also benefits from access to the balcony, is very spacious and has a double fitted wardrobe with ample storage space. Bathroom boasts underfloor heating. There is ample storage space with two fitted wardrobes and fitted cupboards on both sides of the hallway. This property provides a very homey, fresh and comfy feel. Residents at Quay 31 can enjoy the long warm days of summer in the west facing pools and gardens, and are able to take advantage of the large, air conditioned private fitness suite situated within the development. A smart promenade just below the podium level will provide a lovely evening stroll along water's edge through to the nearby Queensway Quay marina where a number of excellent restaurants and wine bars can be found. Discreet design elements, materials and colours have been carefully selected to create a clean, simple and tranquil ambiance. Modernist luxury is in the small detail, with every room in every space including authentic materials that are pleasingly tactile and of superior quality. Hardwood timber floors, stone, glass, porcelain tiled bathrooms and designer fittings combine seamlessly to create a contemporary environment in the apartments, penthouses & townhouses. Includes a car parking space. Must view! Property will be available as from end of May 2025.

**Interior Size:** 58m<sup>2</sup>  
**Exterior Size:** 13m<sup>2</sup>  
**Plot Area:** N/A  
**Furnishing:** Fully Furnished

**Ownership:** Leasehold  
**Rates:** TBC  
**Service Charges:** TBC  
**Price per sqm:** £6,744.19