



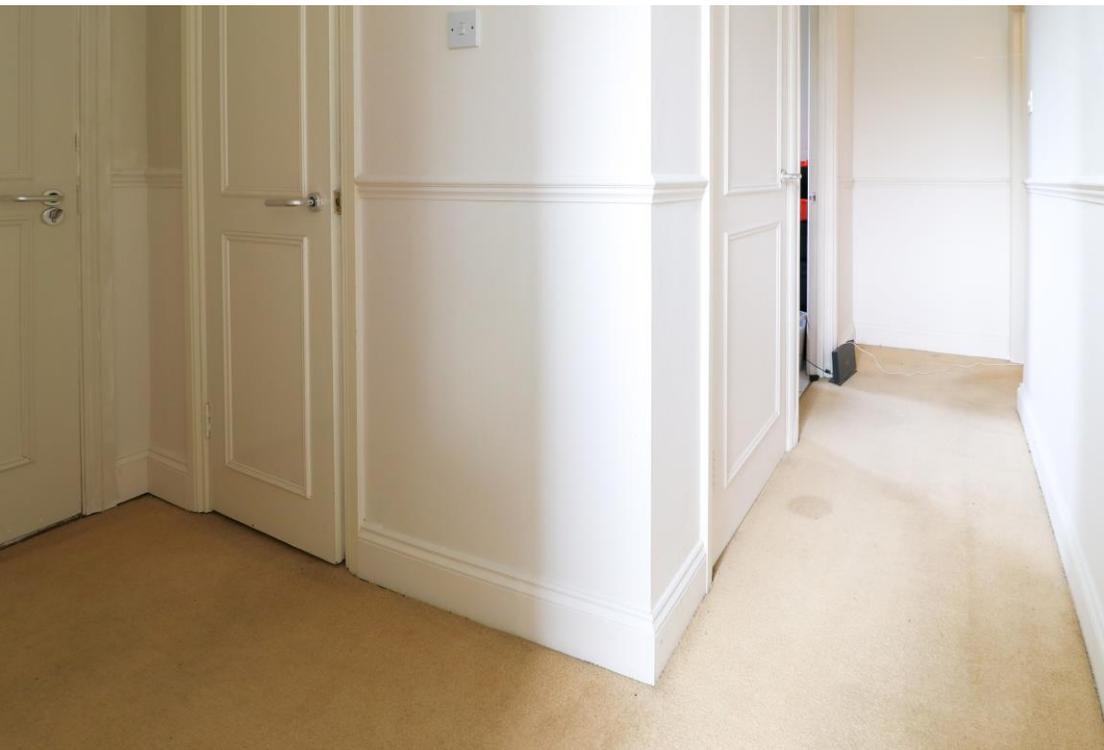
Charles Bainbridge



Flat 24 Nonington Court, Sandwich Road,
Nonington, Dover, Kent, CT15 4HH

£160,000





A first floor flat set in beautiful grounds with three balconies enjoying countryside views. The apartment is well presented and has open plan living accommodation with a balcony overlooking the rear garden and a well equipped kitchen. There are two double bedrooms with built-in wardrobes and both enjoying balconies. There is also the bathroom and useful utility room and hallway cupboards. The apartment has two bright sunny bedrooms to the rear, both benefitting from fitted wardrobes and balconies. The property benefits from double glazed windows and doors, mains electricity and both water and waste water are included within the service charges. No onward chain.

Externally the property is approached via a driveway to a large car park with plenty of parking for residents and their visitors. There are well kept borders at the front of the building and to one side is lawns and tennis courts. Lawns extend to the rear providing plenty of outdoor space with seating areas and mature inset trees. There is also a residents gym and communal store which residents use to store bicycles.

Nonington Court is set on the edge of the charming village of Nonington located half way between the City of Canterbury and Dover both with a comprehensive range of shopping, leisure and educational facilities. Nonington is surrounded by farmland and countryside for lovely walks, riding and cycling. There are regular trains from the nearby train stations Snowdown and Adisham stations which also link up with the mainline to London.

Services: Mains electricity, water and drainage are understood to be connected to the property.

Tenure: Leasehold

Lease term: 999 years from 24th June 2001

Service charge: Paid half yearly and 2024 billing at £813.57

Ground rent: Approx. £100 per annum

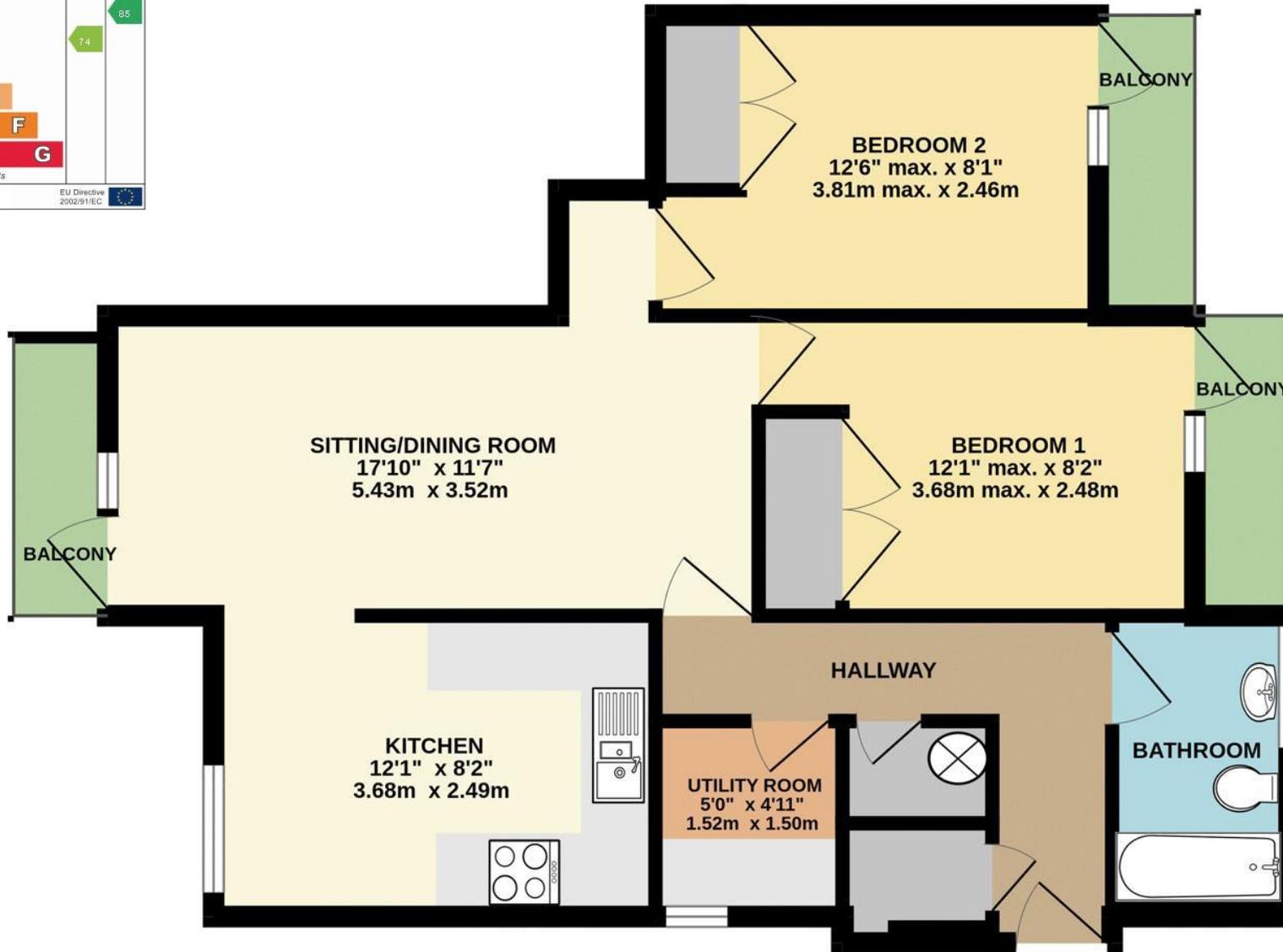
Council Tax Band: B

Local Authority: Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS

01227 780227

sales@charlesbainbridge.com
charlesbainbridge.com