



Flat 33, Nonington Court Sandwich Road, Dover, CT15 4HH
£180,000



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This two-bedroom apartment at Nonington Court is a rare find, combining the charm of a historic estate with modern conveniences and a stunning rural setting. With its well-maintained interiors, spacious balcony offering countryside views, and access to leisure facilities such as a private tennis court, this property provides a peaceful, luxurious lifestyle while being just a short drive from Dover and Sandwich. Whether you're an investor or a future homeowner, this apartment offers a unique and attractive opportunity in one of Kent's most scenic locations.

Service Charges Invoiced every six months

29.3.2023 to 24.3.2024 £783.68

25.3.2024 to 28.9.2024 £813.57

Ground Rent To Be Advised

Tenure: Leasehold

Council Tax Band: B

EPC Rating: D

Description

Agents Notes:

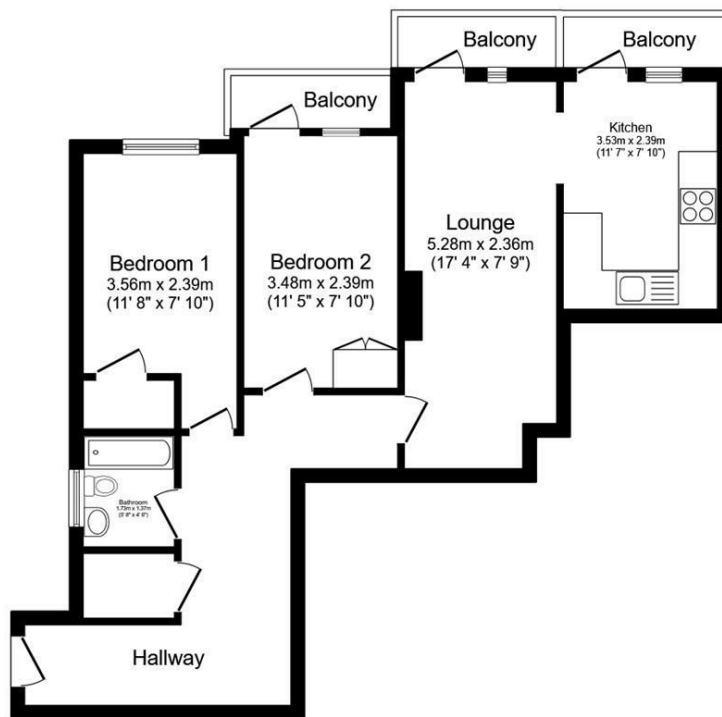
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2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
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6. It is the buyer's responsibility to obtain verification of the legal title of the property via their solicitor.

Situation

Nonnington Court benefits from its strategic location on Sandwich Road, which links the estate to nearby towns like Dover and Sandwich. Dover, famous for its iconic white cliffs and historical port, is just a short drive away, making Nonnington Court a desirable residence or venue for events. Sandwich, known as one of the Cinque Ports and for its medieval architecture, adds to the area's cultural richness.

The surrounding landscape is typically rural, featuring rolling hills, fields, and woodlands. The estate itself would likely have its own landscaped gardens and possibly agricultural land, as was common for country estates in Kent.

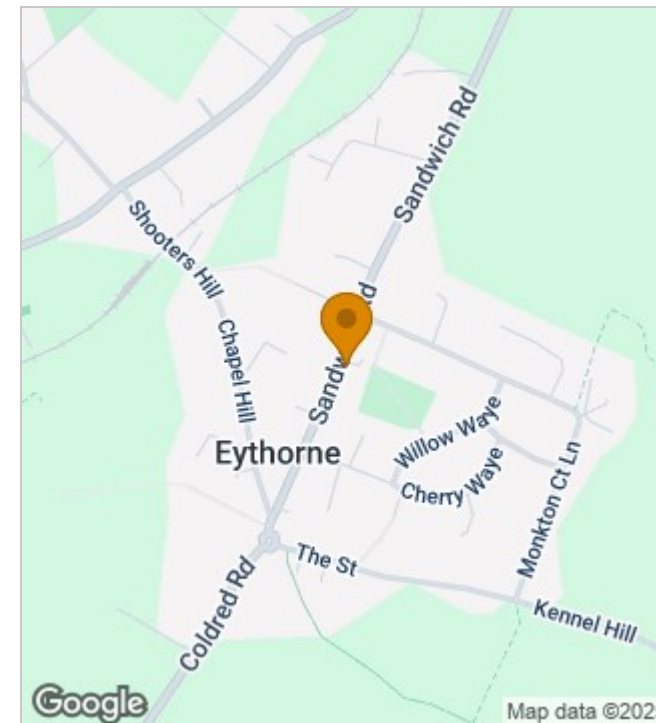




Floor Plan
Floor area 60.6 m² (652 sq.ft.)

TOTAL: 60.6 m² (652 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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www.zesthomes.uk

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