

Property brochure



WANSUM COURT
ST NICHOLAS AT WADE
KENT
CT7 0NS

Price: Offers Over £200,000

2 Bedrooms

1 Reception

2 Bathrooms


Allocated Parking

EPC C

Tenure LEASEHOLD
Council Tax B

 birchington@oakwoodhomes.biz

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The Property

Set in a very popular village is this lovely two double bedroom ground floor apartment with en-suite, which has its own personal entrance door, allocated parking and outside space. This really well presented home offers great size accommodation comprising entrance hall, a lovely size lounge/dining room, modern fitted kitchen, two double bedrooms one with en-suite facilities plus a separate bathroom. Outside there is your own outside space and allocated parking. The property also benefits from gas central heating and double glazing. All in all a really lovely apartment in a fantastic location. CALL NOW TO VIEW.....

Location

Situated approximately 3 miles from Birchington in the direction of Canterbury, St Nicholas at Wade has a thriving community with 2 well regarded pubs and a sought after primary school. The village is ideally situated for main road communications to both Canterbury and beyond via the A299 and A28 trunk roads which lie at opposite ends of the village. Mainline rail options are available from Birchington and Herne Bay.

Accommodation

Entrance Hall	
Lounge/Dining Room	16'6" (5.03m) x 15'3" (4.65m)
Kitchen	10'6" (3.20m) 6'7" (2.01m)
Bedroom 1	13'1" (3.99m) x 12'9" (3.89m)
En-Suite Shower Room	
Bedroom 2	11'3" (3.43m) x 9'2" (2.79m)
Bathroom	6'4" (1.93m) x 5'3" (1.60m)

OUTSIDE

Decking area, allocated parking space (commercial vehicles prohibited).

Material Information

Lease 125 years from 1/1/2006 leaving 107 years on lease.

Maintenance Fee - £1,152 per annum - can be paid monthly, bi-annually, or annually.

Ground rent - £125 per annum - no scheduled increases.

Electricity & mains gas.

Telephone.

The vendor has advised that broadband is connected via fibre to the apartment.

Pets allowed, however, dogs must not be left alone.

Allocated parking plus plenty of visitors spaces and on street free parking.



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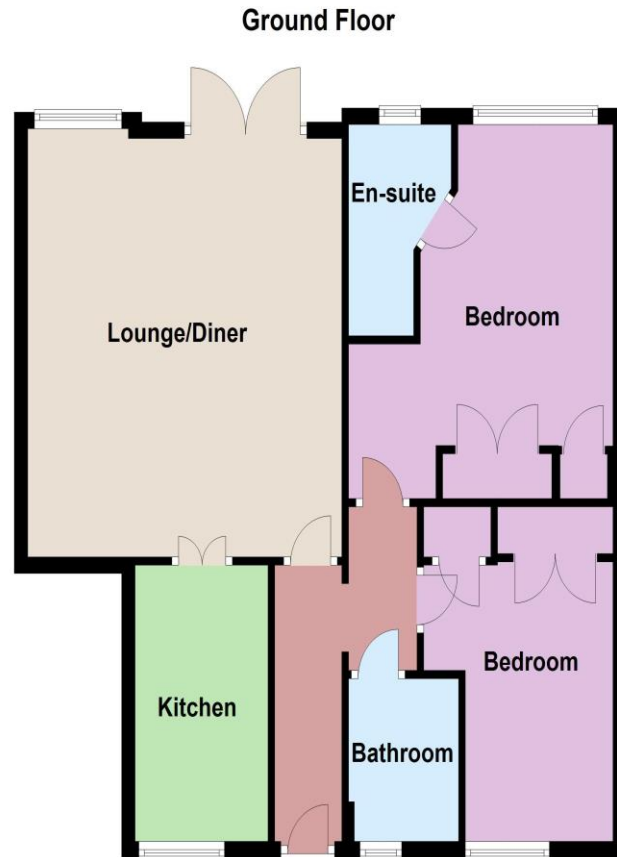


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Property brochure



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Key Features

- 2 double bedroom ground floor apartment
- Own personal entrance door
- En-suite facilities
- Outside decking area
- Allocated parking space & visitors parking
- Very popular village location

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0015960/20240816/AWDP



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