

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

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Nonington Court

Sandwich Road, Nonington, Dover, CT15 4HH

Guide Price £160,000

Leasehold

This modern first-floor apartment in a multi-story building offers spacious, thoughtfully designed interiors complemented by unique outdoor features. Upon entering, the welcoming hallway provides access to a convenient cloakroom, which adjoins a sleek, three-piece family bathroom. The main bedroom is a spacious double, complete with a fitted double wardrobe, while the second bedroom includes its own private balcony and fitted wardrobe for added comfort.

Moving through the inner hall, you'll find a bright and open living and dining area that boasts a private balcony, perfect for relaxation or entertaining. Adjacent is a contemporary U-shaped kitchen, which opens onto a third private balcony overlooking the meticulously landscaped gardens surrounding the building.

Externally, residents enjoy exclusive amenities including a well-equipped communal gym, dedicated resident and visitor parking, expansive 4-acre communal gardens, and private tennis courts, making this residence a rare find for both convenience and leisure.

Nonington is a charming rural village nestled in the picturesque countryside of East Kent, England. Located approximately eight miles northwest of Dover and six miles southwest of Sandwich, Nonington is known for its peaceful, scenic surroundings and historic character. This small village is home to traditional English cottages, rolling farmland, and ancient woodlands, offering a tranquil retreat within easy reach of the vibrant coastal town of Dover and the medieval market town of Sandwich. With a history dating back centuries, Nonington features landmarks such as St. Mary's Church and Nonington Manor, and it maintains a close-knit community that values its natural and architectural heritage.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

First Floor

Entrance Hall
Cloakroom
Bathroom
Bedroom 1
Bedroom 2
Reception/ Dining Room
Balcony
Kitchen
Balcony

External

Residents Parking
Visitor Parking
Communal Gardens
Communal Tennis Courts
Communal Gym

Lease Details: Lease: 999 Years from 2001 | Service Charges: £813.56 per 6-months (Incl Ground Rent charges)

Services: (Mains) Water, Electricity, & Drainage.

Council Tax: Band B (Dover District Council).

Energy rating: Current 64 | D. Potential 82 | B.

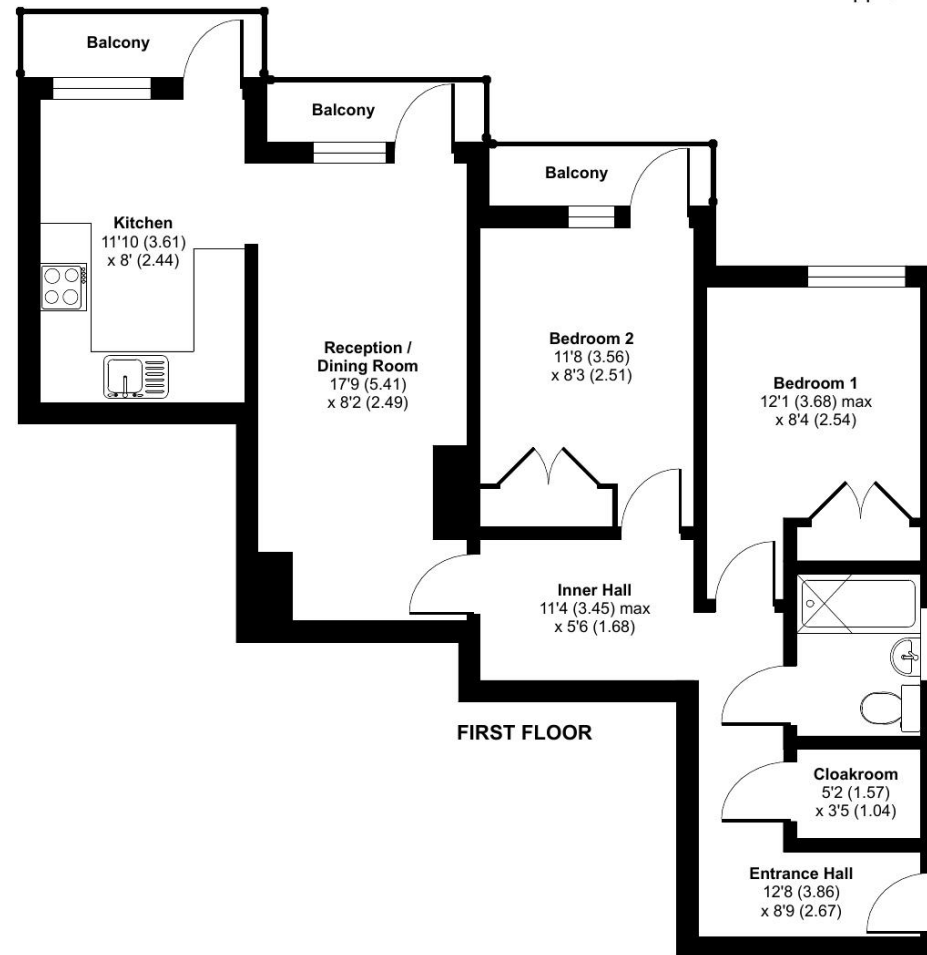
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Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finns. REF: 1209933

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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