



8 Fordwich Place
Sandwich, CT13 0QR
£112,000

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8 Fordwich Place

Sandwich

A modern purpose built first floor apartment set within a quiet cul-de-sac being sold with no onward chain.

Situation

Located just half a mile from the centre of this medieval town, the house is a easy walk from the Sandwich railway station (with High-Speed services to London) and a twelve minute walk from the picturesque town centre area. Sandwich provides a variety of interesting shops and boutiques with many coffee shops, pubs and restaurants and other amenities whilst further shopping is available in the larger nearby centres of Canterbury, Deal and at Westwood Cross, Broadstairs. Sandwich is an outstanding area for golfing, fishing, cycling, walking, swimming and nature lovers.

car park which is rarely full and a back door into the building from that direction.

Services

Mains electric, water and drainage are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure & Maintenance Charges

Lease - 125 years starting 1 April 1985. Lease expires in approx. 85 years.

The property is held on a 70% shared equity basis with in excess of 85 years unexpired on the long lease. The remaining 30% stake is retained and held by the freeholder. This makes the apartments more easily affordable for the retired, for whom the properties were designed.

Service Charges £272.15 per month which includes the sinking fund. This covers the Communal Service Charges for the gardens, cleaning, windows, laundry room and machines, plus responsive repairs and the Court Manager role. It also covers communal utility charges for electric and water. A portion of the charge goes into the sinking fund for major repairs.

The Property

A two bedroom first floor apartment within a well-run purpose built block of retirement flats. There are shared communal gardens surrounding the building, car parking and laundry facilities and a part time site manager who looks after the smooth running of the building and any building maintenance issues. The accommodation comprises entrance hall, living/dining room, fitted kitchen (the units are rather dated), two double bedrooms and a shower room/WC with large shower enclosure. There are three built-in storage cupboards or wardrobes including an airing cupboard. This apartment is in need of some refurbishment to include replacement kitchen cabinets, flooring and electric heaters in particular. Modern Upvc double glazed windows throughout.

Outside

The flats are set in attractive grounds with provision for parking in a private car park to the rear and with a clothes drying area. There is an entryphone system and an emergency 24 hour call system. The building stands in open plan communal gardens with a washing drying area, concealed, to the rear just outside the laundry room where there are washing facilities to save the need for a washing machine and tumbler inside the flats. There is a large communal

Current Council Tax Band: B

EPC Rating: E

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

First floor
631 sq.ft. (58.7 sq.m.) approx.



Sitting/Dining Room
 16' 10" x 10' 11" (5.13m x 3.32m)

Kitchen
 13' 7" x 5' 3" (4.14m x 1.60m)

Shower Room
 8' 11" x 4' 10" (2.72m x 1.47m)

Bedroom One
 11' 9" plus recess x 8' 6" (3.58m x 2.59m)

Bedroom Two
 13' 6" x 8' 4" (4.11m x 2.54m)

TOTAL FLOOR AREA : 631 sq.ft. (58.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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