



Apartment 8 The Old Vicarage St. Georges Place  
St. Margarets-At-Cliffe, CT15 6GG  
Guide Price £295,000

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# Apartment 8 The Old Vicarage

## St. Georges Place, St. Margarets-At-Cliffe

A first floor apartment forming part of an impressive architecturally designed building, set within private gardens close to the village centre.

### Situation

Nestled within serene private gardens and lush woodland, The Old Vicarage stands as a striking example of architecturally designed excellence. Situated in the tranquil enclave of St George's Place, it enjoys a peaceful ambiance while being conveniently close to the village centre, which hosts a range of amenities. Nearby, the sea beckons with its sheltered beach and cliff top walks along the coastal path, all set amidst the protected expanse of National Trust Land. For broader options, the vibrant towns of Deal and Dover lie to the north and south respectively, boasting diverse shopping and leisure opportunities. Just over a mile away, the Martin Mill mainline railway station provides regular coastal services and swift connections to London St Pancras via high-speed links. Moreover, easy access to the southern motorway network further enhances the accessibility of this prime location.

### Outside

Accessed through the grand main entrance, Apartment 8 welcomes you into a communal hallway equipped with a secure entry phone system. Ascending to the first floor is effortless, whether via the broad staircase or the convenient lift. Set amidst attractive grounds spanning an acre, the building offers a blend of meticulously landscaped formal gardens, kitchen gardens, and a private woodland area. A gate leads directly into Well Lane, providing a convenient shortcut to the village centre. Apartment 8 comes complete with its own dedicated parking space, with additional visitor bays available. Residents also benefit from amenities including a cycle store and a collective refuse area.

### Services

All mains services 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

Leasehold, with 1/10th share of freehold. Lease 125 years from 1st July 2008. Annual maintenance service charge approximately £1,600 per annum to include upkeep of grounds and decoration and lighting to external and internal common areas.

### Current Council Tax Band: C

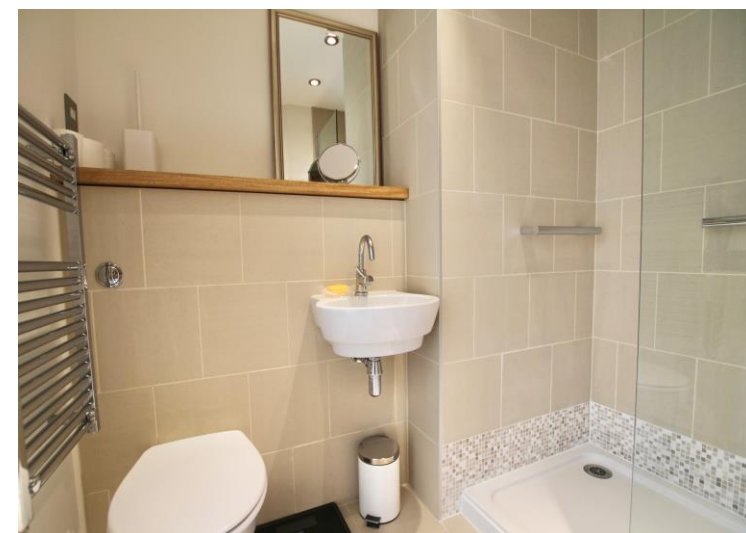
### EPC Rating: C

### Agents Note

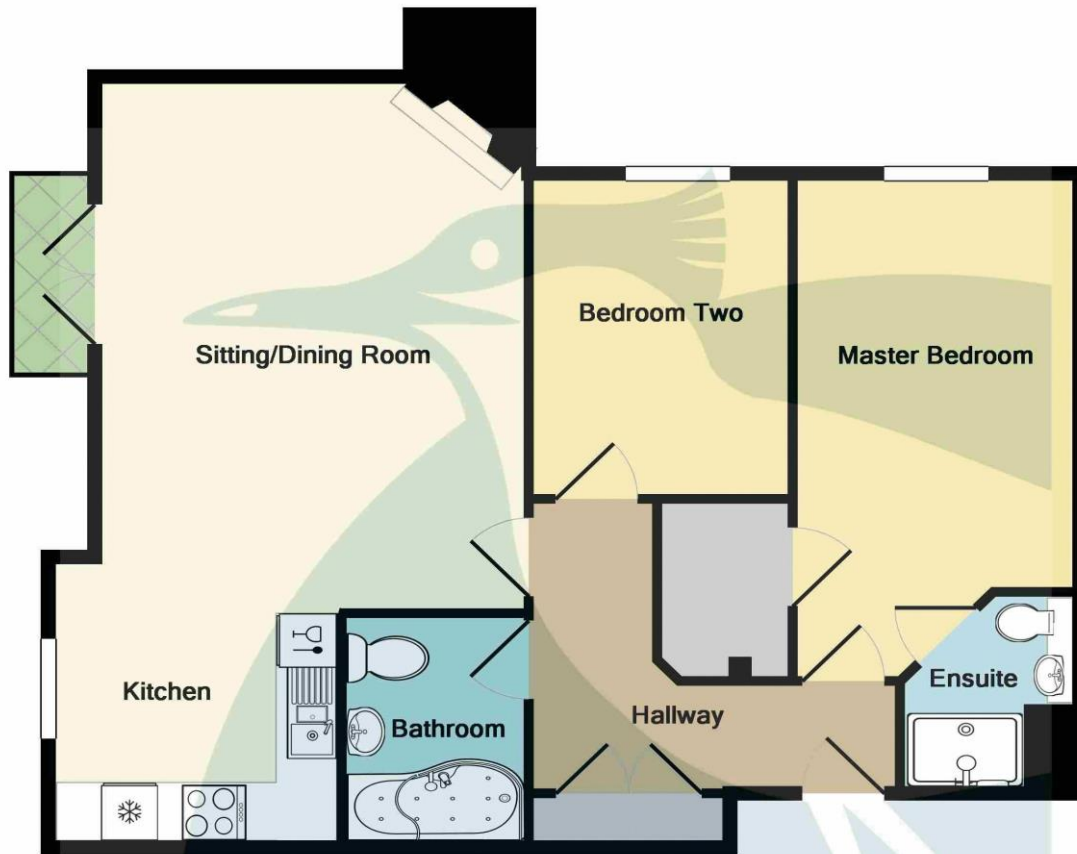
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.







To view this property call Colebrook Sturrock on **01304 381155**



### Bathroom

7' 8" x 5' 7" (2.34m x 1.70m)

### Sitting/Dining Room

18' 2" x 14' 1" (5.53m x 4.29m)

### Kitchen

9' 6" x 7' 11" (2.89m x 2.41m)

### Master Bedroom

17' 2" x 9' 4" (5.23m x 2.84m)

### Ensuite

6' 10" x 5' 6" (2.08m x 1.68m)

### Wardrobe

5' 9" x 4' 3" (1.75m x 1.29m)

### Bedroom Two

11' 0" x 8' 7" (3.35m x 2.61m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	80 C	80 C
55-68	D		
39-54	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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