

6 Gardners Quay, Upper Strand Street
Sandwich, CT13 9DH
£350,000

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6 Gardners Quay

Upper Strand Street, Sandwich

An immaculately presented first floor apartment within an attractive Grade II Listed building, close to the river and town centre amenities.

Situation

Positioned between The Quay and Upper Strand Street and located in one of the most favoured parts of the ancient town of Sandwich lies Gardners Quay, a handsome building elevated from the river and overlooking the quayside area, with its lovely bars and restaurants and riverside walks. The river Stour runs along one edge of the town and provides a beautiful backdrop to some of the public spaces with river trips etc. The surrounding roads are brimming with attractive beamed cottages forming part of the conservation area of this medieval Cinque Ports town. Sandwich has a good selection of basic and boutique shops including two supermarkets, post office, bank, and dispensing chemist. There are plenty of restaurants, pubs and cafes and good primary and secondary school choices. The high-speed train service runs to St Pancras from the local station. The championship golf courses along the nearby coastline are of world renown.

The Property

Gardners Quay is a handsome Grade II Listed former warehouse, centrally positioned on the historic Sandwich Quay and now converted into a number of sought after private dwellings arranged over three floors. Number 6 is situated on the first floor and has been lovingly maintained and enhanced by the current owner to create an enviable town centre home. The entrance hallway opens into a fantastic central sitting/dining room, with a comprehensively fitted kitchen leading off. There are also two good-sized double bedrooms, the principal of which benefits from an array of built-in wardrobes. Both bedrooms are served by a contemporary shower room, while a useful walk-in airing/storage cupboard houses the electric boiler.

Outside

Gardners Quay is approached from Upper Strand Street where handsome wrought iron gates open to an immaculate block paved communal garden patio area adorned with a variety of well tended pots and planters. There is a secluded clothes drying area and ample communal seating (table and chairs, etc). A separate alternative entrance also leads through to The Quay, convenient for accessing the public car park there, for which parking permits may be purchased for little cost from the local authority. Parking is also available on the street outside.

Services

Mains water, electricity 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 Charge

Leasehold with a Share of Freehold
Lease: 959 years remaining
Service Charge: for the year to 31st March 2027 equals £1,212.00 to include the lift.
No Ground Rent.

Current Council Tax Band: D

EPC Rating: D

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
869 sq.ft. (80.7 sq.m.) approx.



Sitting/Dining Room
15' 11" x 14' 4" (4.85m x 4.37m) extending to 30' 5" x 8' 10" (9.26m x 2.69m)

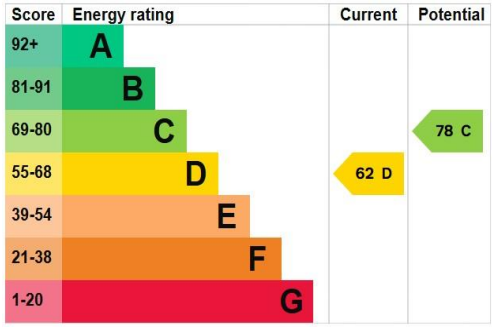
Kitchen
9' 11" x 9' 6" (3.02m x 2.89m)

Bedroom One
20' 0" x 9' 7" (6.09m x 2.92m)

Bedroom Two
12' 1" x 10' 0" (3.68m x 3.05m)

Shower Room
9' 3" x 5' 6" (2.82m x 1.68m)

Airing Cupboard
5' 1" x 4' 6" (1.55m x 1.37m)



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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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