



15 Fordwich Place
Sandwich, CT13 0QR
£120,000

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15 Fordwich Place

Fordwich Place, Sandwich

A well-presented purpose built first floor apartment for the over 55's, set in a quiet yet convenient cul-de-sac setting.

Situation

Located just half a mile from the heart of this historic medieval town, the flat is within easy walking distance of Sandwich railway station, which offers High-Speed services to London. The charming town centre is just a 12-minute walk away, featuring a variety of independent shops, boutiques, cafés, pubs, restaurants, and essential amenities. For a broader shopping experience, the nearby towns of Canterbury, Deal, and the Westwood Cross retail centre in Broadstairs offer even more options. Sandwich is also a haven for outdoor enthusiasts, with excellent opportunities for golf, fishing, cycling, walking, swimming, and nature exploration.

The Property

Set within a well-maintained purpose-built complex is this neatly presented first floor apartment offering deceptively spacious accommodation for the over 55's. The bright sitting/dining room boasts dual aspect, whilst the adjacent kitchen is fitted with a range of matching cabinetry and integrated hob. There are two good sized double bedrooms, both serviced by a modern fully tiled shower room with large shower enclosure. The apartment is double glazed, has electric heating and enjoys ample storage consisting of a large hallway storage cupboard, sizable airing cupboard, and a double wardrobe in the second bedroom.

Outside

The flats are set within well-maintained communal grounds and benefit from a large private car park at the rear. A back entrance provides convenient access to the building from this direction. Residents have use of a shared laundry room equipped with washing facilities, along with a discreet clothes-drying area located just outside. Additional features include an entry phone system for secure access and a 24-hour emergency call system for peace of mind.

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

Leasehold - 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 £3,491 per annum which can be paid quarterly or monthly and 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.

Current Council Tax Band: B

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 612197**

First floor
635 sq.ft. (59.0 sq.m.) approx.



Sitting/Dining Room
16' 10" x 10' 10" (5.13m x 3.30m)

Kitchen
13' 5" x 5' 2" (4.09m x 1.57m)

Shower Room
9' 2" x 4' 9" (2.79m x 1.45m)

Bedroom One
13' 10" max x 8' 9" (4.21m x 2.66m)

Bedroom Two
13' 5" x 8' 5" (4.09m x 2.56m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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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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