



## The Sands, 46A High Street, Romney Marsh TN29 0NU

**£1,350 Per Calendar Month**

Stunning Two-Bedroom Seafront Apartment with Secure Underground Parking

CR Real Estate are delighted to offer this beautifully presented, modern two-bedroom apartment in a fantastic seafront location in the heart of Dymchurch.

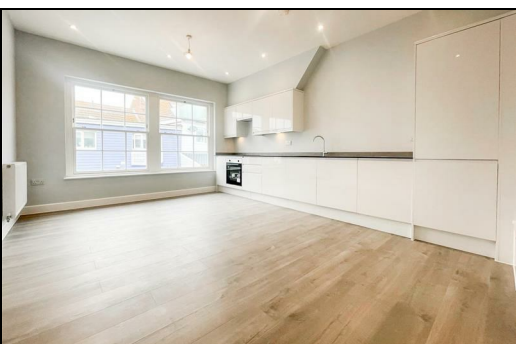
Finished to a high standard throughout, the property features a bright and spacious open-plan kitchen/dining area. The contemporary fitted kitchen comes complete with an integrated fridge/freezer, dishwasher, washing machine and cooker.

There are two generously sized double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom also featuring a modern en-suite shower room. The apartment is completed by a stylish family bathroom.

Further benefits include secure underground parking and an electric vehicle charging point.

This impressive apartment is not one to be missed. Contact CR Real Estate today to arrange your viewing.

CR Real Estate are part of The Property Ombudsman Redress Scheme and are members of a Client Money Protection Scheme. Tenant deposits are protected by the Tenancy Deposit Scheme. For further information, please contact us.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |           |
|-----------------------------------------------------|----------------------------|-----------|
|                                                     | Current                    | Potential |
| Very environmentally friendly - lower CO2 emissions |                            |           |
| (92 plus) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                    |                            |           |
| (69-80) <b>C</b>                                    |                            |           |
| (55-68) <b>D</b>                                    |                            |           |
| (39-54) <b>E</b>                                    |                            |           |
| (21-38) <b>F</b>                                    |                            |           |
| (1-20) <b>G</b>                                     |                            |           |
| Not environmentally friendly - higher CO2 emissions |                            |           |
| <b>England &amp; Wales</b>                          | EU Directive<br>2002/91/EC |           |



ESTATE AGENCY : REDEFINED

