



12 Gardners Quay, Upper Strand Street
Sandwich, CT13 9DH
£335,000

colebrooksturrock.com





12 Gardners Quay

Upper Strand Street, Sandwich

Well-presented second floor two-bedroom apartment with lift and communal garden area close to the river and town centre amenities. Grade II Listed building

Situation

Gardners Quay lies between The Quayside and Upper Strand Street and is located in one of the most favoured parts of the ancient town of Sandwich, close to the riverside, shops and many other local amenities. The schools and mainline railway station are a short walk away with Javelin trains to London. Canterbury 14 miles. Deal 6 miles.

The Property

This well maintained two double bedroom apartment is set within this fabulous converted former warehouse building in a sought-after location and the beautifully tended communal gardens and internal spaces reflect the appeal which the building commands. With entry phone system, a glazed passenger lift provides easy access to a light and airy communal second floor landing, leading to the apartment. Ready for immediate occupation, there is a spacious and light atmosphere as the central dining hall flows into the impressive sitting room with rooftop views over Sandwich towards St Peter's church tower. There are two good-size double bedrooms with wardrobes complemented by a stylish shower room with large cubicle and storeroom with loft access over. The recently re-fitted kitchen, directly off the dining hallway, has lovely units and worktops and a window to the side.

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. Resident's Parking is also available on the street outside.

Services

Mains water; electricity and drainage are connected to the property. Myson electric boiler to radiators. Sealed unit double glazing to the wooden framed windows. Lease: the property is held on a long lease (999 years from 1986) A share in the Freehold company will be transferred to the new owner. Service Charge: for the year to 31st March 2027 equals £1,214.72 to include the lift. No ground rent is collected (as share of Freehold).

Local Authority

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

Tenure

Leasehold with Share of Freehold: the property is held on a long lease (999 years from 1986) A share in the Freehold company will be transferred to the new owner. Service Charge: for the year to 31st March 2027 £1214.72 to include the lift. No Ground Rent is collected (as share of Freehold).

Current Council Tax Band: D

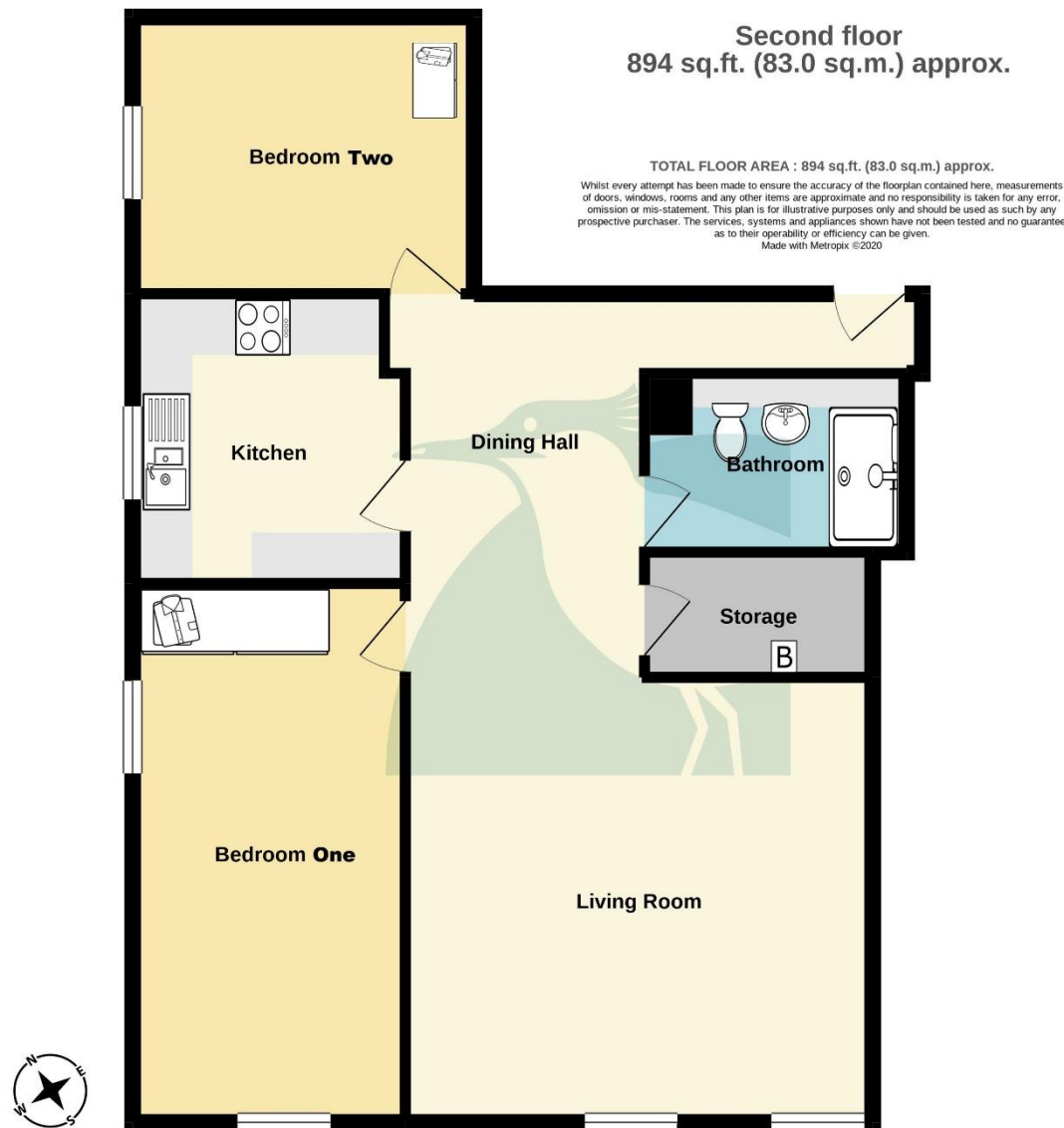
EPC Rating: E

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**



Dining Hallway
14' 10" x 10' 6" (4.52m x 3.20m)

Sitting Room
16' 6" x 15' 9" (5.03m x 4.80m)

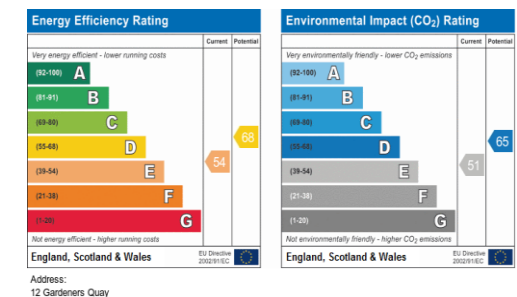
Kitchen
10' 10" x 9' 8" (3.30m x 2.94m)

Bedroom One
19' 1" x 9' 8" (5.81m x 2.94m)

Bedroom Two
12' 1" x 9' 9" (3.68m x 2.97m)

Shower Room
9' 3" x 6' 4" (2.82m x 1.93m)

Storage Room
7' 7" x 4' 5" (2.31m x 1.35m)



19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com



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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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