



22, Whitefriars Meadow,
Sandwich, CT13 9AS
£329,000

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22 Whitefriars Meadow, Sandwich

A two bedroom first floor apartment situated in a sought after cul-de-sac in the heart of the town

Situation

Situated in this sought after cul-de-sac in the heart of Sandwich close to the Guildhall yet well away from the tourist footfall and the passing traffic. The historic Medieval Cinque Port of Sandwich benefits from a good range of local shops and restaurants and a choice of primary and secondary schools. It is also home to the famous Royal St George's Golf Course. Sandwich station provides regular train services to London and the town is approximately 12 miles from the Port of Dover and 13 miles from the Cathedral City of Canterbury.

The Property

A two double bedroom first floor apartment in central Sandwich, near to the shops. Balcony parking space, garage and use of large garden. With en-suite shower room to the master bedroom and a lovely sunny balcony just off the sitting room, this apartment offers a degree of comfort and convenience that not many others can match in the town centre area. The apartment is light and spacious, secure and convenient for all amenities. There is an entryphone system, long lease and a share of the freehold included in the price. Gas central heating and uPVC double glazing.

Outside

There is a large communal area of garden with this block of apartments. To the front are open plan lawns either side of the path leading to the front door and to the left of these are 6 off-road parking spaces laid out with one for each flat. Behind the building, approached from a door to the rear of the main entrance hallway, is a large lawned garden with some mature shrubs and trees laid out for all of the residents here to enjoy. The gardens are viewed from the flats and kept in good condition by

a garden contractor via the service charge contributions. There is also a private balcony leading off from the sitting room with retractable canopy over. The row of garages and the turning area is directly opposite the building with a single car garage for this apartment with electric light and power in the garage.

Services

All mains services are understood to be connected to this property. Tenure:- the apartment is being sold with the balance of the original long lease with 999 years from 25th March 1973, and with a share of the freehold included. The "peppercorn" ground Rent is not collected and the annual service charge is £750 per apartment for the current year. This charge cover the annual block insurance policy (not contents), the grass cutting, and cleaning and electricity for the common parts. The charge is reviewed every year.

Local Authority

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

Current Council Tax Band: D

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.

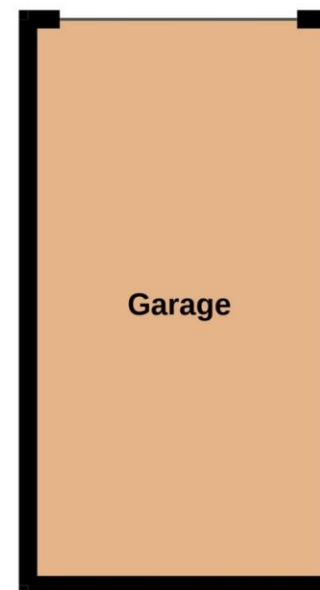


To view this property call Colebrook Sturrock on **01304 612197**



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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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Entrance Hallway

11' 6" x 4' 11" (3.50m x 1.50m)

Sitting Room/Dining Room

18' 5" x 14' 5" (5.61m x 4.39m)

Balcony with sun blind shade

9' 4" x 3' 3" (2.84m x 0.99m)

Kitchen

11' 4" x 9' 1" (3.45m x 2.77m)

Bedroom One

16' 8" x 10' 11" (5.08m x 3.32m)

Ensuite Shower/WC

5' 4" x 4' 9" (1.62m x 1.45m)

Shower Room

8' 10" x 4' 10" (2.69m x 1.47m)

Bedroom Two

14' 2" x 10' 11" (4.31m x 3.32m)

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 70 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

Address:
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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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