



8 Gardners Quay, Upper Strand Street
Sandwich, CT13 9DH
£364,500

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8 Gardners Quay

Upper Strand Street, Sandwich

A spacious first floor 2 bedroom / 2 bathroom apartment set in an enviable position overlooking Sandwich Quay

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.

central heating with low maintenance electric in-line boiler and radiators.

Outside

Gardners Quay is approached from Upper Strand Street where handsome wrought iron gates open to an immaculate block paved communal garden adorned with a variety of well tended pots and planters. There is a secluded clothes drying area and ample communal seating. A separate entrance also leads through to The Quay. Parking is available on street and within the local car parks within Sandwich, to which permits can be obtained from Dover District Council.

Services

Mains electric, water and drainage are understood to be connected to the Apartment.

Local Authority

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

Tenure & Maintenance Charges

There are 961 years left on the long lease and the property comes with a share of the Freehold. There is no ground rent payable. The owner informs us that the Service Charge for this flat is currently £1,250 pa

Current Council Tax Band: E

EPC Rating: D

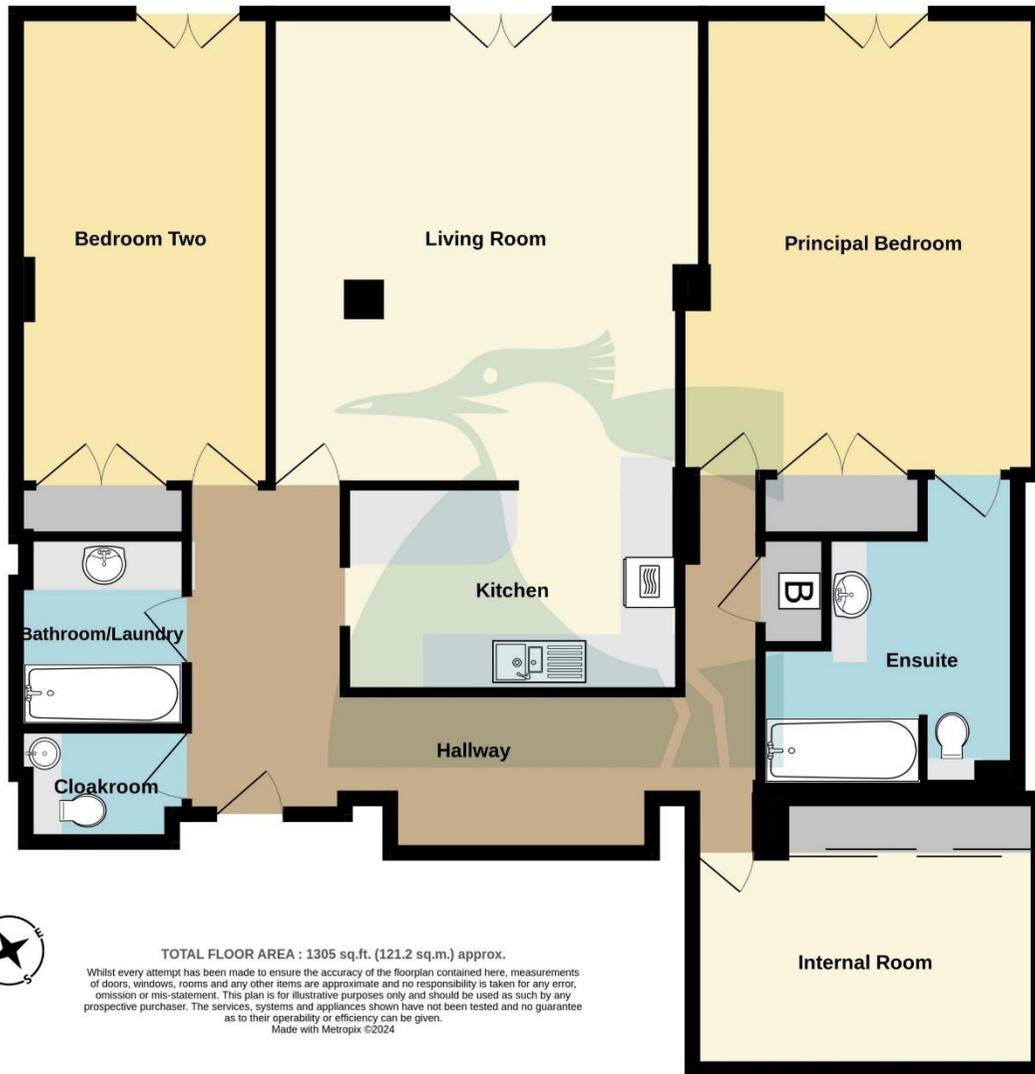
Agents Note

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 Apartment
1305 sq.ft. (121.2 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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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Living Room

18' 0" x 16' 5" max (5.48m x 5.00m)

Kitchen

12' 2" x 7' 11" (3.71m x 2.41m)

Principal Bedroom

18' 0" x 12' 8" (5.48m x 3.86m)

Ensuite Bathroom

9' 9" x 11' 11" (2.97m x 3.63m) reducing to 5' 6" (1.68m)

Bedroom Two

18' 0" x 9' 8" (5.48m x 2.94m)

Bathroom/Laundry

7' 4" x 6' 5" (2.23m x 1.95m)

Cloakroom

6' 5" x 4' 2" (1.95m x 1.27m)

Internal Room

13' 2" x 8' 3" (4.01m x 2.51m) plus fitted storage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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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