



11, Gardners Quay, Upper Strand Street,  
Sandwich, CT13 9DH  
£240,000

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# 11 Gardners Quay, Upper Strand Street, Sandwich

One bedroom top floor flat with lift in prime location by the River Stour and The Salutation. Comes with a share of the freehold. There is no onwards chain here.

## Situation

Gardners Quay lies between The Quay 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, pubs, restaurants and most other local amenities. The schools and mainline railway station are a short walk away with Javelin trains to London and of course the three championship golf courses, including Royal St Georges, are about 2 miles away on Sandwich Bay. Canterbury 14 miles. Deal 6 miles.

the electric passenger lift if you prefer. At second floor level is a spacious landing area with front doors into all the flats on this level.

## The Property

A second floor (with lift) one bedroom apartment converted in 1987 situated in a prime location close to the river and the Quayside. The bedroom is spacious with built-in wardrobe and off the hallway is a large storage cupboard as well as a cloaks cupboard. The fitted kitchen has an opening through to the sitting room which has room for sofas plus a table and chairs. There is a central heating system with boiler and radiators and a staircase leads up into the attic space where a useful workshop or hobbies room has been created.

## Services and Tenure

Mains water, electricity and drainage are connected to the property. An Electric boiler serves the radiators and hot water systems. **Lease:** the property is held on a long lease (999 years from 1986) **Service Charge:** £194.78 per quarter to include for the lift All charges subject to annual review and correct as at November 2022. A share of the freehold is also included with the sale of the flat – the perfect type of ownership for this type of apartment.

## Local Authority

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

## Current Council Tax Band: C

## EPC Rating: E

## Agents Note

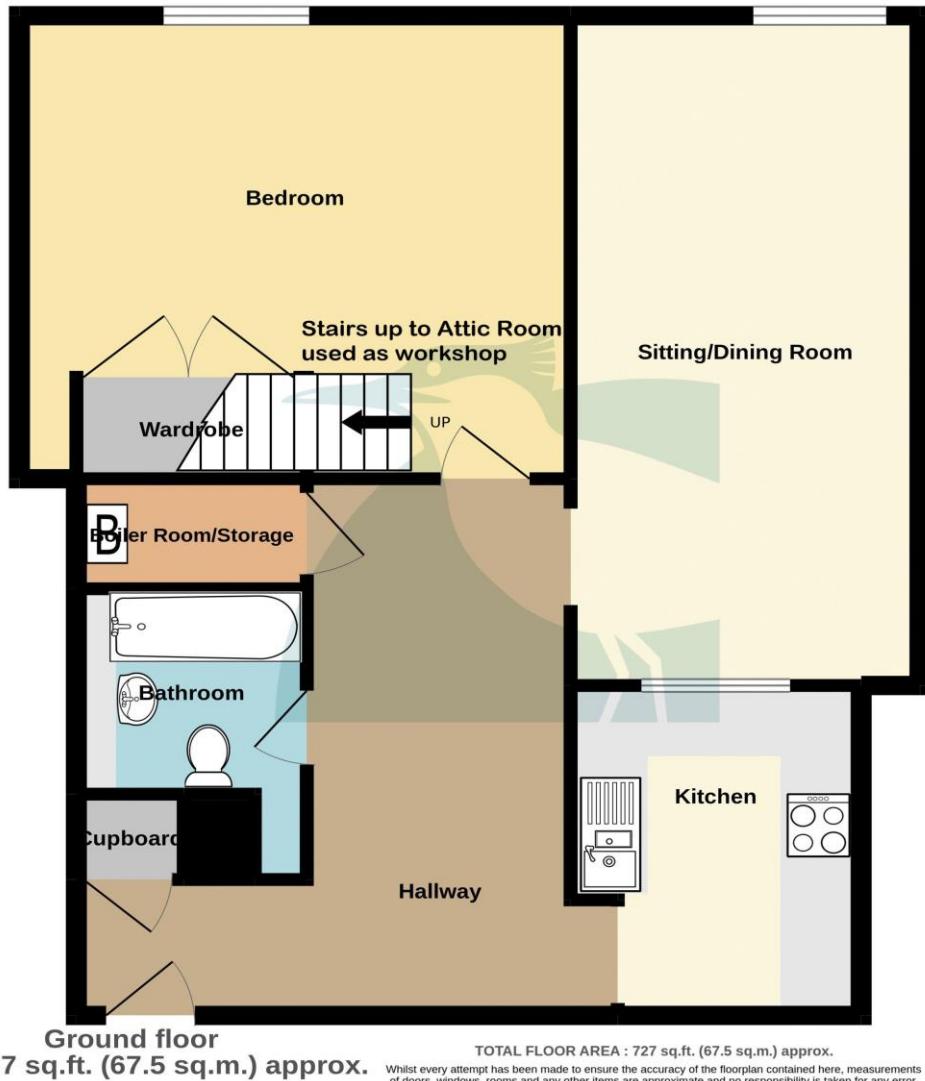
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

## Outside

Normally approached from Upper Strand Street, wrought iron gates open to a paved two tier shared garden area next to the building with a block paved floor, communal seating with well stocked flower borders. Hidden behind a hedge is a clothes drying area. A separate entrance doorway at the opposite side of the building provides access into the communal entrance hallway from The Quay, which is handy when going out to the public car park. From the main ground floor hallway area, you can take one of two staircases up to the second floor, or



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



Entrance Hall

Storage Room

Kitchen

9' 9" x 7' 10" (2.97m x 2.39m)

Lounge/Diner

20' 6" x 9' 10" (6.24m x 2.99m)

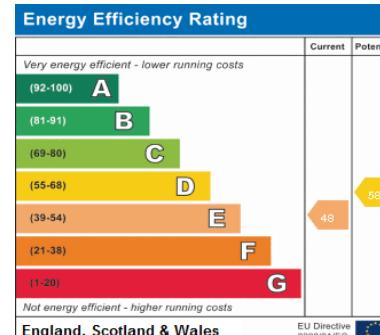
Bedroom

15' 6" x 11' 3" (4.72m x 3.43m)

Bathroom

**Services and Tenure**

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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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