

1 Gardners Quay
Upper Strand Street
Sandwich
CT13 9DH

£1,050 PCM

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
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• Ground Floor Apartment in Grade II Listed Building • Original features • Views over The Quay and the River Stour • Two Bedrooms • Communal Courtyard • No pets • Not suitable for children • Deposit £1,210 • EPC Band D • Council Tax Band E

Deposit: £1,210

EPC rating

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Located in the popular Gardners Quay development in the heart of the conservation area in the Ancient Cinque Port Town of Sandwich. The apartment is close to all local amenities and mainline train station, schools and leisure facilities. The Coastal Port of Dover is approximately 8 miles away and the Cathedral City of Canterbury is about 14 miles distant.

Aground floor apartment within a Grade II Listed converted warehouse with original exposed beams and views over The Quay and River Stour. Newly decorated throughout and with new carpets, the accommodation comprises communal entrance hall, open-plan kitchen/dining room/sitting room, master bedroom with en-suite shower room, second bedroom and bathroom. Outside there is a pleasant communal courtyard garden.

ENTRANCE

Communal entrance with intercom leads through further glazed door to communal entrance hall.

HALLWAY

Private entrance door to:-

KITCHEN

17'10 x 9'1

Fitted range, wall and base units with tiled work surfaces over, space for tumble dryer, space for fridge-freezer, ceramic hob with extractor over and electric oven below. Breakfast bar and entry phone system.

LIVING/DINING ROOM

25'10 x 14'9

Window to front which opens onto a Juliette balcony with views over The Quay and River Stour, electric heaters, tv aerial point, built-in storage cupboard

MASTER BEDROOM

17'6 x 8'7

Window to front which opens onto a Juliette balcony with views over The Quay and River Stour, electric heater, built-in wardrobe, door to:-

EN-SUITE SHOWER ROOM

Tiled shower cubicle, low level wc and vanity wash hand basin with storage below, heated towel rail, electric shaver point, electric fan heater, laminate flooring, mirrored wall.

BATHROOM

Fitted white suite with panelled bath, low level wc, bidet, pedestal wash hand basin, electric wall heater, electric towel rail, plumbing for washing machine, laminate flooring, part tiled walls.

BEDROOM TWO

17'7 x 7'4

Window to front which opens onto a Juliette balcony with views over The Quay and River Stour, electric heater, built in wardrobes and coved ceiling.

UTILITY ROOM

6'7 x 5'6

Sink unit, plumbing for dishwasher, shelved area, airing cupboard housing hot water cylinder and water softener.

OUTSIDE

Access via double opening wrought iron gates to communal courtyard gardens having brick pathways and brick patio areas. There is a drying area and concealed bin storage area. Communal back door to the quayside.

Rent - £1,050 PCM

Tenancy Deposit - £1,210. This is refunded without interest at the end of the tenancy provided there is no loss or damage.

Lease - An Assured Shorthold Tenancy of six or twelve months' duration.

Local Authority - Dover
Council Tax Band E

Viewing: By appointment through Finn's,
Sandwich - tel: 01304 614471

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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01304 614471

Date: These particulars were prepared on: