



Leasehold



2 Gardeners Quay, Upper Strand Street Sandwich CT13 9DH

- A Substantial Two Bedroom Apartment
- Almost 1400 Sq.Ft Of Well Configured Accommodation
- Two Double Bedrooms With Ensuite Bathrooms
- A Vast Open Plan Living Area With Exposed Beams
- Opportunity To Enhance & Modernise
- Apartments Set Within Gated Communal Gardens
- Moments From The Quay & Medieval Town Centre
- High Speed Links Into London From Sandwich Train Station

SITUATION:

Situated in the heart of Sandwich's bustling town centre, yet close to the mainline station, quayside, and schools. The charming and historic town of Sandwich is situated on the River Stour and its historic centre is preserved as a conservation area. Its many original medieval buildings, thriving town centre and historic quayside make this an extremely popular place to both live and visit.

Sandwich has a weekly market located on the Guildhall forecourt and offers locally produced bread, meat, groceries, and flowers. Sandwich also offers a good range of shops, restaurants, and a mainline station with a high-speed link to Ashford and London St Pancras. The local area is well served with a fine selection of state and private schools, including the renowned Sir Roger Manwood's state grammar school, a five-minute walk away and currently rated outstanding by Ofsted.

Sandwich is surrounded by lovely countryside that has many good country walks and bridle paths, whilst Sandwich Bay is home to numerous nature reserves and two world class golf courses, the Royal St. George's and Princes' Golf Club.

The cathedral city of Canterbury is just thirteen miles to the west and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of high street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to highly regarded private schools and three universities. Easy access to mainland Europe is facilitated by the port of Dover just 12 miles to the south and the Channel Tunnel a further 7 miles.



DESCRIPTION:

A charming two bedroomed spacious ground floor apartment situated in the heart of Sandwich's medieval town centre and overlooking the River Stour.

Gardeners Quay offers almost 1400 sq.ft of characterful and substantial accommodation which includes a large open plan living area and two double bedrooms each with their own bathrooms.

It was thought that the grade II Listed building was an old warehouse which was then converted into several apartments in the 1980's.

It has a striking façade with symmetrical arched windows and yellow stone brick. It is set within a gated entrance with well-kept communal gardens. The interior is flourishing in character with exposed beams that enhance the beautiful open plan layout.



The property is exceptionally energy efficient with an EPC rating C, it has a good central heating system and double glazing which have helped reduce energy bills and contribute to greener living.

The door opens into a splendid open plan living room with plenty of space for a large dining room table, an archway gives division between the dining area and a relaxed seating area which overlooks the River Stour, from the large windows and French doors.

The kitchen breakfast room is adjacent to the open plan living area and comprises of a modern style kitchen which has an array of floor and wall units which incorporate integrated appliances which include a double oven, induction hob and extractor fan.

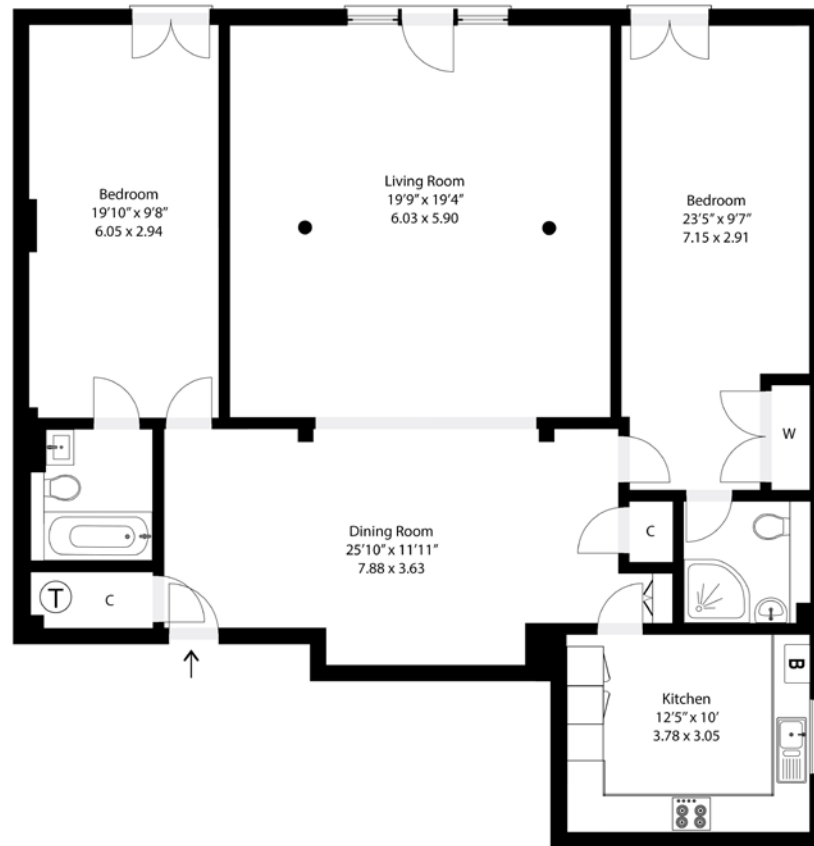
There are two double bedrooms each French doors that open onto a Juliet balcony. The main bedroom is over 23ft in length and has fitted wardrobes and a well-appointed shower room, whilst the second double bedroom has a modern ensuite bathroom.

OUTSIDE:

Approached from Upper Strand Street, wrought iron gates open to a paved two-tier garden with communal seating with well stocked flower borders. A separate doorway provides access to and from the building on the opposite side from The Quay.

AGENTS NOTE:

We understand from the vendor that there is 999-year lease from 1986 and that there is a service charge in place for approx. £250 per quarter, the exact amount is to be confirmed.



TOTAL FLOOR AREA: 1355 sq. ft (126 sq. m)



EPC RATING
C



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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