



Leasehold



Flat 4, St.Oswald, 74 New Street, Sandwich CT13 9BD

- Grade II Listed Georgian Apartment
- Large Sash Wooden Windows & Fireplaces
- Two Double Bedrooms & Large Bathroom
- 1100 Sq.Ft Of Split Level Accommodation
- Stunning Mature Communal Gardens
- In The Heart Of Medieval Town Of Sandwich
- Short Walk To The Station With Links To London
- Chain Free

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 striking grade II listed Georgian apartment offering over 1100 sq.ft of split level accommodation on the first floor of the magnificent St Oswalds. Built in the mid 1800's St Oswald's was one residential dwelling and then later converted into five luxury apartments.

There is an abundance of period features which flourish throughout and include original fireplaces, large sash windows, tall skirting boards and intricate architrave all of which add a wonderful depth of grandeur to this bright and airy abode.

The facade has exposed brickwork and pretty wooden windows, which have been well maintained. A stained-glass doorway opens into a tiled communal hallway with attractive balustrade leading to the first floor.



The door to number four opens into an entrance lobby which in turn leads to a large inner hallway with wash closet cloakroom. The dual aspect living room has a south westerly facing aspect, allowing light to flood through the space whilst an open fireplace and a vaulted ceiling offers a great deal of elegance.

The kitchen has an array of wall and floor units which integrate all main appliances including a cooker, hob, fridge freezer and washing machine, the kitchen is further complemented with metro style tiles and a glass splash back.

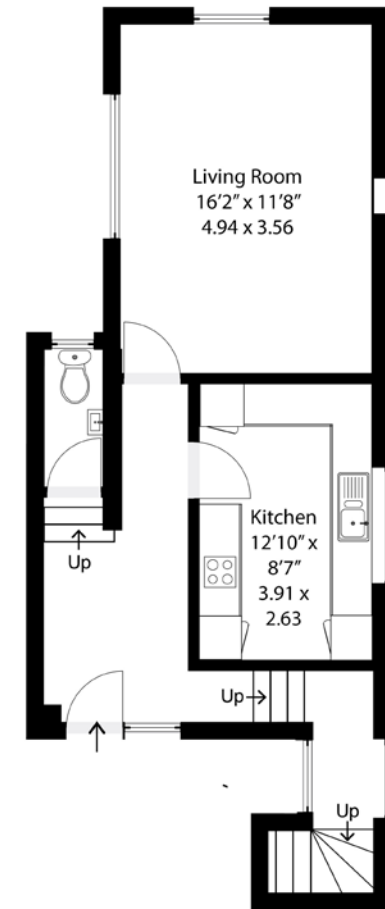
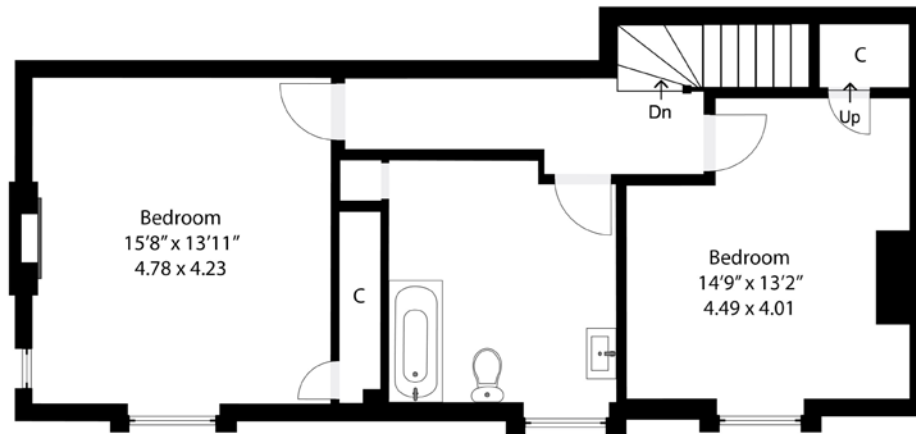
From the hallway there are stairs leading to two double bedrooms, and a large bathroom comprising of a panelled bath with rainfall shower, a traditional style low level WC, and elegant hand basin, it has been finished metro tiles and has a handy laundry cupboard.

OUTSIDE:

The communal gardens are particularly beautiful with an abundance of established shrubs and mature trees, there are many seating areas dotted around and can be enjoyed by the other residence. The gardens are well maintained by a gardener which is covered in the monthly service fee.

AGENTS NOTE:

The lease is in the process of being extended and we believe there will be 999 years from 2024. The maintenance charges are approx. £240 per month and the apartment is being sold with share of the freehold.



TOTAL FLOOR AREA: 1131 sq. ft (105 sq. m)



EPC RATING
B



COUNCIL TAX BAND
D



GENERAL INFORMATION
New 999 lease due to be created
£240 a month service fee

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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