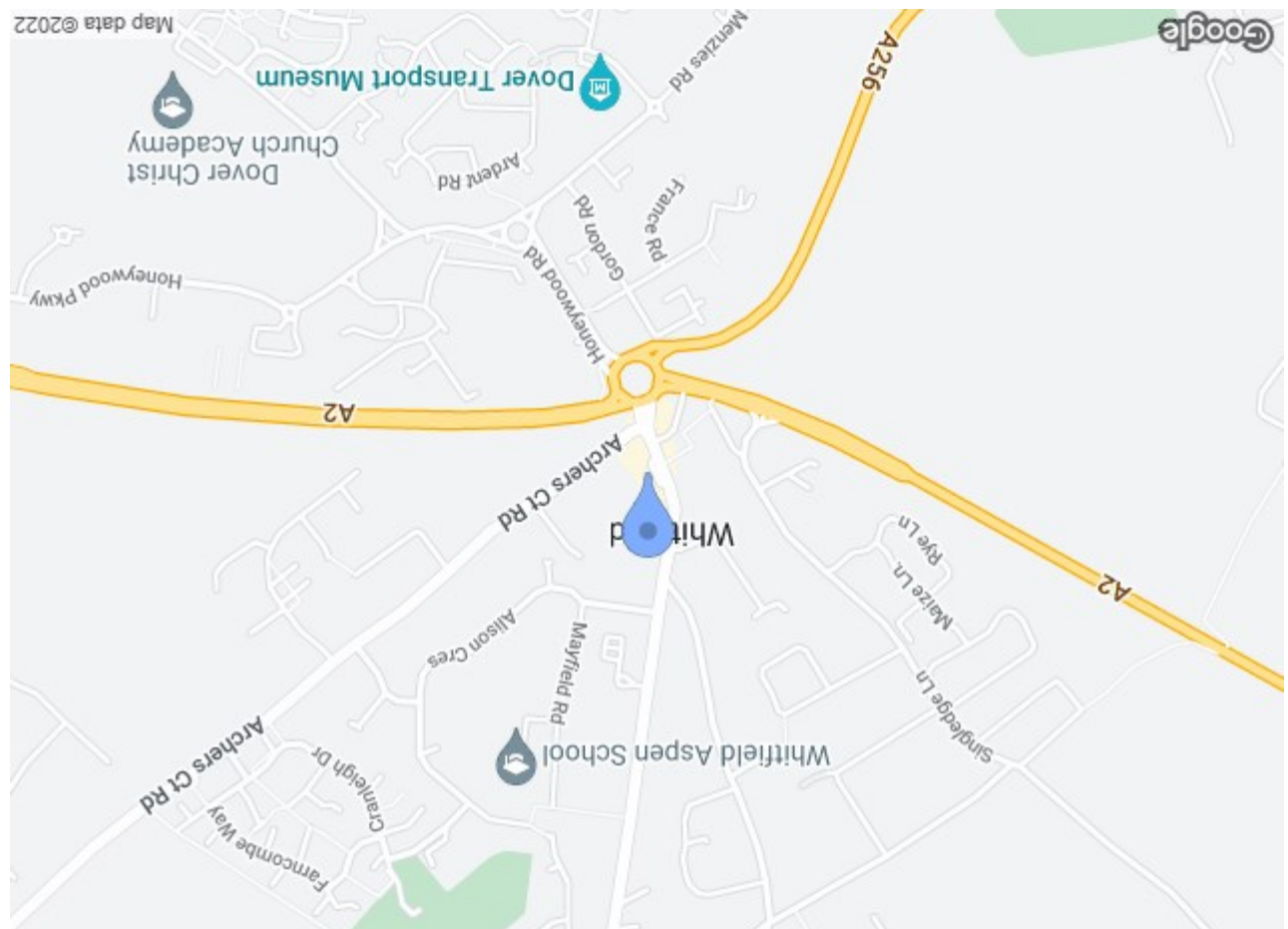


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Service details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

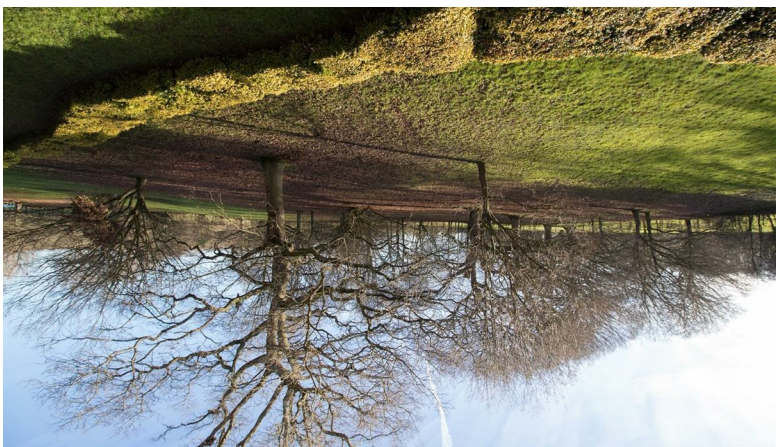


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4 High Street, Dover, Kent, CT16 1DJ



SANDWICH ROAD NONINGTON

[illegible]

SANDWICH ROAD NONINGTON

£155,000

- First Floor
- Four Balconies
- Modern Fitted Kitchen
- Built In Wardrobes
- Communal Gym
- Tennis courts x2
- Communal gardens
- BBQ area
- Rural location
- Ample residents parking

LOCATION

Nonington has its own primary school; Nonington CE Primary School. The school has recently been federated with Goodnestone Primary school. Nonington has a long history and has been operating as a school since the reign of Queen Victoria. The school has a number of historical artefacts that have been retained since this period including the school log book.

In 1800 Edward Hasted noted that the church of Nonington was anciently a chapel of ease to that of Wingham, In 1558 Queen Mary granted it, among others, to the Archbishop of Canterbury. The parish of Nonington was once made up of the now separate parishes of Nonington and Aylesham. It also has a Baptist chapel, linked to Eythorne Baptist Church.

It is home to a community of the Bruderhof who use the old Nonington College of Physical Education, previously the (Grade I listed) St. Alban's Court, the home of the Hammond family from the Reformation until the late 1930s.

ABOUT

RURAL LOCATION. A very well presented three bedroom, four balcony apartment which will surely serve well as a first time buy or whether you are looking to down-size.

The wonderful home comprises of well maintained communal hallways, personal entrance into the hall with access into the three piece bathroom and the three generous size bedrooms. There is also a lounge with dining area which is open planned to the stylish kitchen. This room provides plenty of entertaining space with the added benefit of private balcony seating areas from both front and rear elevations.

After a hectic day why not head down to the residents gym. In the summer months you may aspire to using your own tennis courts at your disposal. With residents parking then there will be plenty of room for both yourself and as well as when visitors come to visit.

With stunning countryside all around you, you will certainly be spoilt for choice for walks in the tranquil setting of Nonington Court. Only a short drive away and you could be in the vibrant city of Canterbury with array of shops, bars and restaurants as well as a variety of cultural delights.

MATERIAL INFORMATION
Length of lease: 999 years from 24/06/2001
Annual ground rent amount: £0
Ground rent review period: TBC
Annual service charge amount: £133 Per Month
Service charge review period: TBC
Council tax band: B

DESCRIPTION

- Entrance
- Kitchen 12'9 x 8'01 (3.89m x 2.46m)
- Lounge 17'05 x 8'03 (5.31m x 2.51m)
- Bedroom One 10'04 x 8'01 (3.15m x 2.46m)
- Bathroom 7'08 x 5'08 (2.34m x 1.73m)
- Bedroom Two 9'07 x 8'03 (2.92m x 2.51m)
- Bedroom Three 10' x 8'02 (3.05m x 2.49m)

