

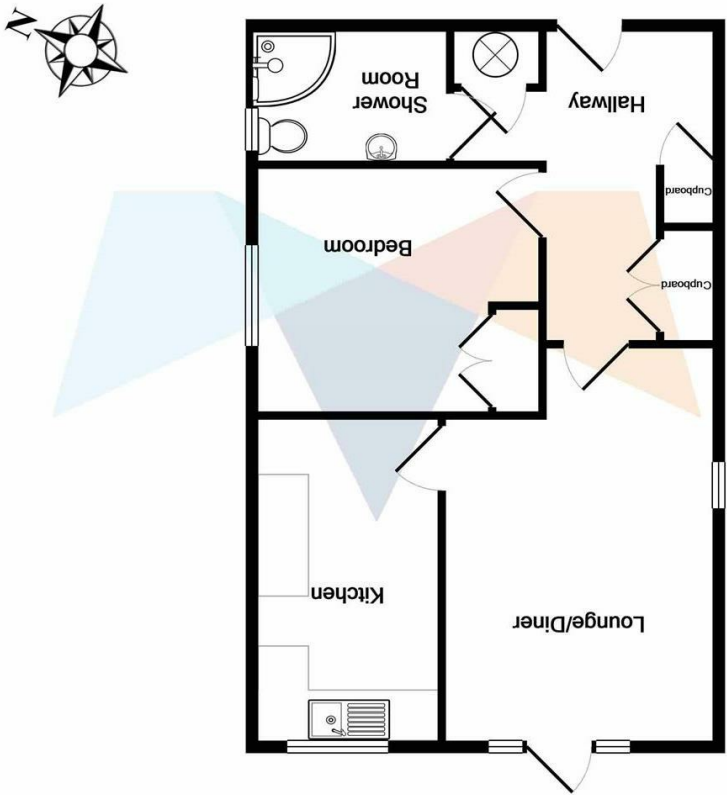
www.milesandbarr.co.uk/referral-fee-disclosure

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. Lease 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:



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	Very energy efficient - lower running costs
B	
C	
D	
E	
F	
G	
6.1	
7.4	
Current	Possible

TOTAL APPROX. FLOOR AREA 47.8 SQ.M. (515 SQ.FT.)
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THE STREET WOODNESBOROUGH, SANDWICH



THE STREET
WOODNESBOROUGH, SANDWICH

£115,000

- Council Tax Band: A
- Ground floor
- Idyllic location
- Surrounded by established grounds
- Parking
- Close to a bus stop
- Not far from Sandwich town
- Viewing is essential
- Retirement home

LOCATION

The historic Medieval market town of Sandwich, is named after the eighteenth century aristocrat, The Fourth Earl Of Sandwich, John Montagu, he requested that his staff bring him meat tucked between two pieces of bread, with others then ordering "The same as Sandwich". A museum is now housed within the Guildhall which was built in 1579, it is possible to see the Magna Carta here along with the sister document the Charter Of The Forest dating from 1300, not far from the distinctive Toll Gate are the Salutation Gardens designed in 1912 by Sir Edwin Lutyens, a beautiful garden and place for afternoon tea. This quaint town is one of the Cinque Ports and is situated on the River Stour with water-based communities both upstream and downstream including a seal colony which can be viewed from vessels in the estuary where the river meets Pegwell Bay. Famous Golf Courses include Royal St Georges and Princes where the British Open Tournament has been held on a couple of occasions, the area is also hugely important for migrating birds with the British Trust for Ornithology operating from their base at Sandwich Bay which is within the desirable residential private estate. Sandwich town is made up of often narrow streets with excellent examples of timber framed buildings, to the extent that Strand Street has the longest unbroken stretch of such buildings in England. This charming town feels like a village and has a real sense of community and a quieter pace of life where independent retail can still be found.

ABOUT

Miles and Barr are pleased to bring to the market this ground floor retirement apartment with a tranquil views of the communal gardens. The Old Vicarage is within the popular village of Woodnesborough, near Sandwich and comprises 14 retirement apartments for residents aged 60 or over, each one having the benefit of a 24 hour emergency Care line response system.

Once inside the property it consists of a spacious hallway with a built in double storage cupboard as well as an airing cupboard, shower room, double bedroom with a built in double wardrobe, storage space, kitchen and a lounge which has doors that open to the communal garden.

The property benefits from double glazing and a parking space. It also has a bus stop outside which makes the journey into the nearby market town of Sandwich just minutes away.

Call Miles and Barr to arrange your viewing today!

DESCRIPTION

Entrance

Shower Room 7'9 x 5'9 (2.36m x 1.75m)

Bedroom 11'3 x 9'9 (3.43m x 2.97m)

Lounge 10'7 x 15'8 (3.23m x 4.78m)

Kitchen 12'9 x 7'4 (3.89m x 2.24m)

Outside

Communal Garden

Parking

