



CHRISTOPHER HODGSON



# Conyer

## The Sail Loft, 13 North Quay, Conyer, Kent, ME9 9HL

Leasehold – Share of Freehold

A superb modern duplex apartment forming part of an exclusive private gated development on the waterside in the idyllic hamlet of Conyer, surrounded by picturesque Kentish countryside, Swale Marina, and the beautiful scenery and quiet sailing waters of Conyer Creek.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, an impressive open-plan kitchen/living room with a central wood burning stove, doors opening onto a large decked balcony overlooking the water, and a cloakroom. To the first floor there are two generous bedrooms. The principal bedroom suite benefits from a large en-suite bathroom, fitted wardrobes,

and a galleried landing with fantastic views of the creek, across the marshes and towards The Swale. The second bedroom has an en-suite shower room.

The property benefits from a garage and off-street parking for one vehicle in a secure gated courtyard, accessed via electronically operated gates from North Quay, and slipway access to Conyer Creek.

### LOCATION

Conyer is an idyllic hamlet within the borough of Swale, located on the marshes of the North Kent coast, between the market town of Faversham (5.5 miles distant) and Sittingbourne (5.5 miles distant), approximately 1.8 miles North of the village of Teynham, and at the head of Conyer Creek. The hamlet which dates back to the Roman period was often mentioned in relation to smuggling during the 18th and 19th centuries and then became known for its brick making and later on its barge building industries. The area is known for its picturesque countryside and is situated on the edge of a wildlife sanctuary, designated an international Ramsar site and a Site of Special Scientific Interest. The nearby Swale Marina provides easy access to an excellent and varied cruising area, within easy reach of the Rivers Swale and Medway and is ideally positioned for sailing up the River Thames, East Coast and Channel crossings. The property is within close proximity to shops and amenities in nearby Teynham, highly regarded primary and secondary schools and a short distance from The Ship Inn, a popular 18th Century public house and

restaurant. The Saxon Shore Way and National Cycle Route 1 pass through the hamlet, offering superb walks and cycling and in addition, there are a number of local golf courses. Transport links are strong with access to the A2 / M2 and subsequent motorway networks. The high speed Javelin service from Sittingbourne station provides a frequent service to London St Pancras with a journey time of approximately 1 hour as well as services to London Victoria with a journey time of approximately 67 minutes. Services from Teynham station (1.7 miles) to London St Pancras have an an approximate journey time of 85 minutes and the service to London Victoria is approximately 75 minutes.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Hall
- Kitchen 13'1" x 6'2" (4.00m x 1.88m)
- Dining Area 14'8" x 14'4" (4.47m x 4.37m)

- Sitting Room 18'1" x 15'7" (5.51m x 4.75m)
- Deck 18'1" x 10'8" (5.51m x 3.25m)
- Cloakroom

#### FIRST FLOOR

- Bedroom 1 18'1" x 17'4" (5.51m x 5.28m)
- En-Suite Bathroom
- Bedroom 2 14'1" x 13'1" (4.29m x 3.99m )
- En-Suite Shower Room

#### OUTSIDE

- Garage 16'9" x 8'8" (5.11m x 2.64m)

### LEASE

The property is being sold with the remainder of a 999 year lease granted in 2001 (subject to confirmation from vendor's solicitor).

### SHARE OF FREEHOLD

The property benefits from a share of the

freehold (subject to confirmation from vendor's solicitor).

### GROUND RENT

NIL (subject to confirmation from vendor's solicitor).

### SERVICE CHARGE

£3,000 per annum (subject to confirmation from vendor's solicitor)

















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**ENERGY PERFORMANCE CERTIFICATE**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

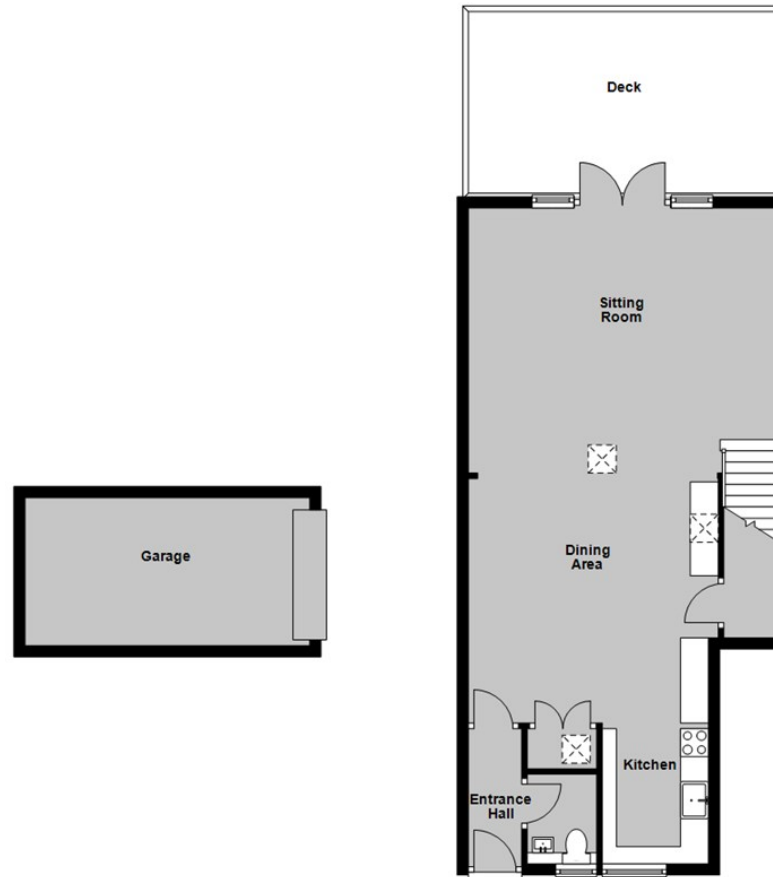
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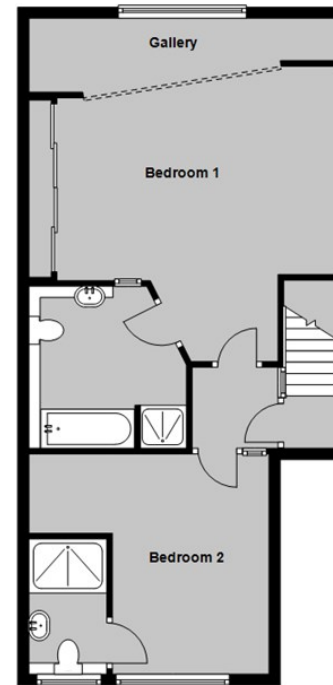
### Ground Floor

Main area: approx. 60.0 sq. metres (645.6 sq. feet)  
Plus garages: approx. 13.5 sq. metres (144.9 sq. feet)



### First Floor

Approx. 60.0 sq. metres (646.1 sq. feet)



Main area: Approx. 120.0 sq. metres (1291.6 sq. feet)  
Plus garages: approx. 13.5 sq. metres (144.9 sq. feet)





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