24A King Street

Sandwich
CT13 9BT

£1,400 Per Month

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
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FINN'S
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• Three bedroom flat• Above commercial premises • Unfurnished• Exposed beams • Character property• EPC D • Council tax band C• Deposit £1615 • A parking space is available• Available now

Deposit: £1,615

EPC rating

RICS

Available unfurnished, a three bedroom flat above commercial unit, situated in the historic town of Sandwich. The property retains many character features including Inglenook fireplace, for decorative purposes only, and exposed beams. Accommodation arranged over three floors comprises, entrance on the ground floor with utility cupboard and stairs up to the first floor where there is a kitchen, living and dining areas. On the second floor are three bedrooms, shower room and bathroom. The property has single glazed windows and gas central heating. A parking space is available

Rent - £1,400 Per Month

Tenancy Deposit - £1,615. This is refunded without interest at the end of the tenancy provided there is no loss or damage.

Lease - An Assured Shorthold Tenancy of six or twelve months' duration.

Local Authority - Dover District Council
Council Tax Band C

Viewing: By appointment through Finn's, Sandwich - tel: 01304 614471

ENTRANCE
On the ground floor with stairs to first floor. Utility cupboard with plumbing for washing machine and work surface over. Painted exposed brick wall, tile flooring, cupboard housing gas fired boiler.

FIRST FLOOR

KITCHEN
10' x 8'9
Single glazed window. Beamed ceiling. Range of wall, drawer and base units in white gloss, slimline dishwasher, gas hob, double electric oven. Built in freezer and fridge. Wine cooler. One and a half bowl sink and drainer. Vinyl flooring

DINING AREA
12' x 10'
Single glazed sash window to front. Carpet, radiator, exposed timbers low wall with timbers above separating the living and dining area.

LIVING AREA
16'11 at max x 12'
Single glazed sash window to front. Exposed timbers. Two radiators, carpet. Feature Inglenook fireplace for ornamental purposes only. Stairs to first floor and under stairs cupboard.

FIRST FLOOR LANDING
Cupboard with hanging rail. Carpet. Velux window, radiator, exposed timbers, steps down to inner landing

BEDROOM ONE
12' x 9'
Part sloping ceiling, Velux window, carpet, radiator, exposed timbers

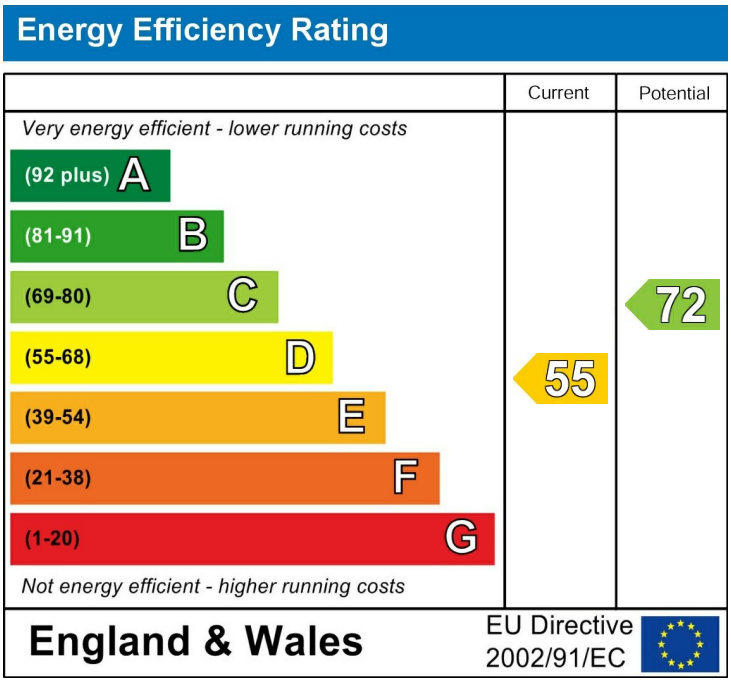
BEDROOM TWO
12' x 12'
Velux window, carpet, radiator, exposed timbers

SHOWER ROOM
Velux window, white low level toilet and oval wash hand basin set into vanity unit. Large shower cubicle. Chrome ladder style radiator, vinyl flooring

INNER LANDING
Carpet, exposed timbers and sloping ceiling

BATHROOM
Velux window, radiator, white low level toilet, pedestal wash hand basin and bath. Vinyl flooring.

BEDROOM THREE
14' x 12'3
Sloping ceiling with reduced head heigh in part. Single glazed window, exposed timbers, Velux window, carpet, radiator.



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Date: These particulars were prepared on:

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