

24A King Street

Sandwich  
CT13 9BT

£1,275 Per Month

Finn's  
2 Market Street  
Sandwich  
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• Three bedroom flat • Above commercial premises • Unfurnished • Exposed beams • Character property • EPC D • Council tax band C • Deposit £1470 • A parking space is available • Available now

Deposit: £1,470

EPC rating

[www.finns.co.uk](http://www.finns.co.uk) 01304 614471



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

**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 height in part. Single glazed window, exposed timbers, Velux window, carpet, radiator.

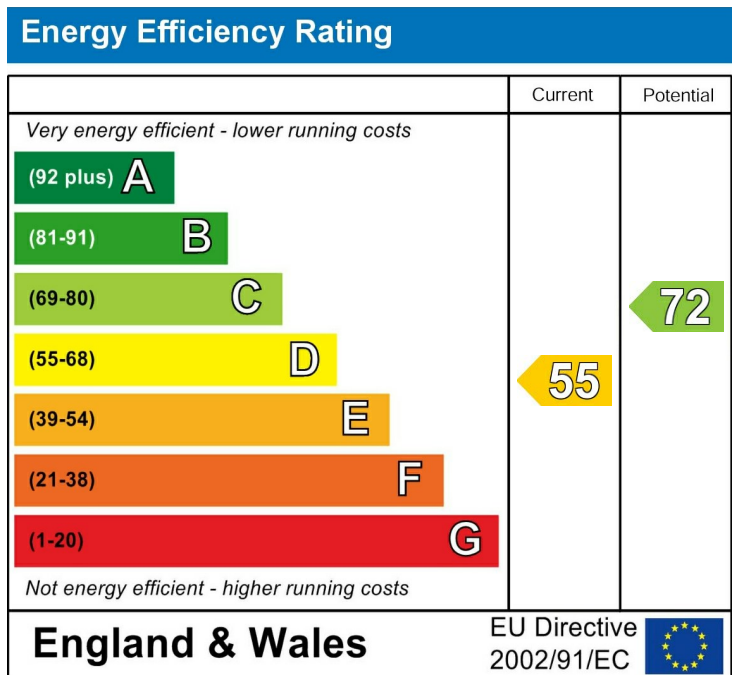
**Rent - £1,275 Per Month**

**Tenancy Deposit - £1,470.** 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



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Date: These particulars were prepared on:

