

8 Watneys Wharf  
44 Strand Street  
Sandwich  
CT13 9EU

£680 PCM

Finn's  
2 Market Street  
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Lettings: 01304 614471  
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• Second Floor Flat • Part or unfurnished • One Bedroom • Open Plan Living Area • Allocated Parking Available • Deposit £780.00 • Council Tax Band B • EPC Band C • Available Mid-August • So no Smokers or Pets

Deposit: £780

EPC rating D

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



On the second floor of a former warehouse and converted brewery overlooking the River Stour within the Conservation Area of the Ancient Cinque Port Town of Sandwich, conveniently situated in the center of the town just meters from doctors, Post Office, restaurants and public houses and within easy access to the towns secondary and primary schools.

Communal entrance hallway with stairs leading to each floor of the building. This well presented, furnished flat offers a spacious open plan lounge and kitchen, double bedroom and a bathroom. Electric heating. There is also an allocated parking space for each resident.

We regret no smokers or pets.

#### Entrance Hall

Timber entrance door. Magnolia painted walls, beige carpet, feature beam, entry telephone system.

#### Bathroom

7'10 at max x 6'8 at max

Pink suite comprising bath, pedestal wash hand basin and low level toilet, pink and white splash back tiling, tile effect vinyl flooring, built in airing cupboard housing hot water cylinder, heated towel rail, extractor fan.

#### Living room

22'3 x 10'1

Two sash windows to front with lined curtains, magnolia painted walls, beige carpet, electric storage heaters, opening through to kitchen area.

#### Kitchen

9'10 at max x 10'1 at max

Walls painted magnolia, wood effect vinyl flooring. Range of white wall, drawer and base units with red trim and handles. White and red splash back tiling and complementary work surface. Stainless steel sink and drainer with chrome mixer taps. Freestanding Beko electric cooker with extractor over, microwave oven, Hotpoint washing machine, Hotpoint fridge and Proline freezer.

**Rent** - £680 PCM

**Tenancy Deposit** - £780. 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 B

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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	83
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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01304 614471

Date: These particulars were prepared on:

