

Leasehold

86 SQ. Metres (925.70 SQ. Feet)

Council Tax: C

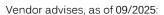
EPC Rating = D

Duplex Apartment Communal Gardens

Offering Two Double Bedrooms
Grade II Listed

Arranged Over Three Floors
No Onward Chain

Jenkinson Estates are pleased to bring to the market this deceptively spacious duplex apartment in the sought after conservation area of St Margarets-at-Cliffe. Built in 1820, this Grade II listed property was originally a school, then was formed part of a hotel and retains many original features and was converted into its current configuration as separate apartments in 2006. This particular apartment is accessed via a communal hallway which leads to this apartment and one other. The property itself offers an impressive bay-fronted sitting room and a kitchen / breakfast room to the ground floor. The first floor continues to impress with two double bedrooms and an impressive family bathroom that offers a four piece suite. The property is complete with a spacious basement that is underneath both the kitchen and the sitting room. The property has a gas fired central heating and sash windows. This truly is a wonderful apartment that simply must be viewed internally to be appreciated and comes to the market with no onward chain complications. All viewings are strictly through the appointed Sole Agents Jenkinson Estates.



106 Years Remaining on Lease

Maintenance - £1,440.00p/a

Ground Rent - £100.00p/a

















of doors, wholever, rooms and any, one returns are approximate and no responsibility is taken for any orn ornission or mis-statement. This plan is for disustative purpose only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guaran set to the property of the services are the services of the services

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Accommodation

Entrance Via;

Communal Hallway

Hallway

Sitting Room

16'4" x 16'4" (4.98m x 4.98m)

Kitchen/Breakfast Room 13'6" x 9'3" (4.11m x 2.82m) First Floor Landing

Bedroom One

17'3" x 11'5" (5.26m x 3.48m)

Bedroom Two

12'4" x 11'3" (3.76m x 3.43m)

Bathroom

9'3" x 7'4" (2.82m x 2.24m)

Basement

Communal Gardens



