



Flat 6 Delfbridge Manor, 10 Dover Road, Sandwich
£480,000

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Miles and Barr are delighted to introduce this beautifully presented duplex Apartment situated in a private gated development, residents have a remote fob for electric double gates over the Delf stream, and there are dedicated residents' parking together with allocated visitor parking and a convenient video entry system. An impressive entrance with royal blue carpet and brass handrail lead you to the first-floor open-plan kitchen lounge diner. Further down the open hallway, there are two double bedrooms with their own En-suites and a family bathroom. Floor-to-ceiling custom-built storage is provided. Up to the spiral staircase, there is a secondary Lounge/office study which leads to a rooftop garden sun terrace and then onto a third double bedroom also with its own bathroom. Tenure: Leasehold

- Open Plan Kitchen Lounge/Diner
- En Suites To All Bedrooms
- Gated Allocated And Visitor Parking
- Three Bedroom Split Level Apartment
- Possibility To Purchase Freehold
- Direct Access From Grounds To Sandwich Train Station
- Garden Rooftop Terrace
- Traditional with a Contemporary Twist





Reception / Second lounge area

Dimensions: 4.32m / 3.51m (14'2" / 11'6").

Entrance Hall

Kitchen Lounge Diner

Dimensions: 4.95m / 8.10m (16'3" / 26'7").

Bedroom One

Dimensions: 3.84m / 4.32m (12'7" / 14'2").

Bedroom Two

Dimensions: 4.01m / 3.40m (13'2" / 11'2").

Bedroom Three

Dimensions: 3.71m / 3.51m (12'2" / 11'6").

Bathroom

Dimensions: 1.91m / 2.13m (6'3" / 7'0").

Outside

First Floor

En suite

Dimensions: 1.12m / 2.31m (3'8" / 7'7").

Garden rooftop terrace

Dimensions: 3.99m / 3.58m (13'1" / 11'9").

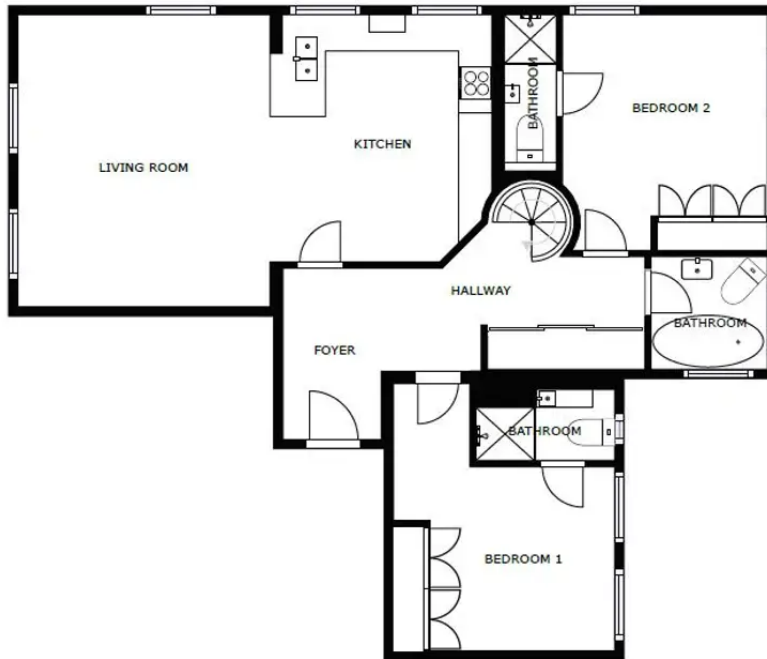
En suite

Dimensions: 0.91m / 2.64m (3'0" / 8'8").

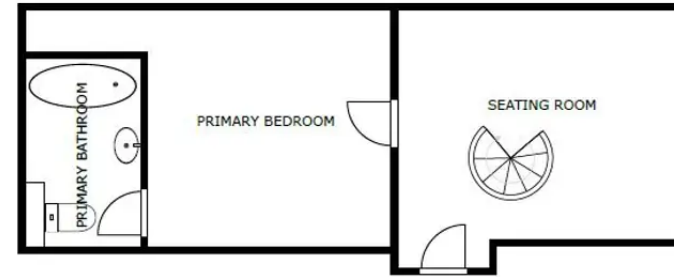
En suite

Dimensions: 1.52m / 2.82m (5'0" / 9'3").





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 966 sq ft, FLOOR 2: 406 sq ft
 TOTAL: 1372 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure