



SKYHUNTER
PROPERTY CONSULTANTS

5 The Mill
Wickham Breaux, Canterbury, Kent



**5 The Mill
Wickhambreux
Canterbury
Kent
CT3 1RQ**

Littlebourne 1 mile Wingham 2 miles
Canterbury and Station 4 ½ miles
(London St Pancras 56 minutes)
A2 (for M2) 4 miles
Sandwich 8 miles Dover 16 miles

**A superb third floor flat with
spectacular views over this
sought after village and
surrounding countryside**

- Communal entrance hall & staircase
- Intercom security system
- Superb Reception room
- Kitchen/dining room
- 2 Double Bedrooms
- Bathroom
- Electric heating
- Reserved off street parking
- Share of freehold

Viewing by appointment only

01227 469869

Property Ref: SP1439/05/18

Situation

The Green in Wickhambreux epitomizes the concept of the heart of an unspoilt village, with a variety of distinctive, substantial period houses, together with St Andrews Church, the watermill and The Rose Pub clustered around.

Within the village is a Church of England Primary School (rated 'Outstanding' by Ofsted) whilst the nearby villages of Littlebourne and Wingham, both offer further local amenities including shops, doctors' surgeries, pubs and a garage. Junior King's School at Sturry is 5 miles to the North-West.

Further services are available in the historic Cinque Port of Sandwich whilst the Cathedral city of Canterbury offers a variety of cultural (Marlowe & Gulbenkian theatres), educational (King's School, St Edmunds, Simon Langton Grammar Schools), colleges, universities, together with a hospital and extensive shopping centre and other amenities.

Wickhambreux is served by a local bus service, whilst from Canterbury East and West mainline stations there are connections to the high-speed train service at Ashford, the travel time to London's St Pancras being just 56 minutes.

The A2 at Bridge facilitates rapid access to the M2 motorway at Boughton, and also to Dover and the cross channel ferry services with the Eurostar Terminal at Cheriton a little further beyond.

The area is well known for its several famous golf links courses, including Royal St George's and Prince's at Sandwich and Royal Cinque Ports at Deal.

Other sporting and recreational pursuits include walks along the extensive local footpaths and bridleways, hockey at Polo Farm, first class cricket at Canterbury and sailing along the coast.

Description

Number 5 The Mill comprises a superb, spacious third floor flat of within this historic Grade II Listed local landmark.

The building was sympathetically converted in the 1980's and this apartment is approached from the communal hall and staircase leading to third floor with a private front door opening to an entrance hall.

From here there is access to a spectacular well-proportioned sitting room with superb countryside views and access to an excellent, well fitted open plan kitchen. In addition there are two double bedrooms, a bathroom.

Outside

There is allocated parking for one vehicle and a small brick paved communal terrace immediately adjacent to the main entrance.

Tenure

Upon conversion, the original lease was granted in 1983 and the current vendor has subsequently arranged a new lease (999 years). The freehold was sold to owners of the apartments in 1988.

The vendor of this property is a director of the Wickhambreux Water Mill 1988 Ltd management company and this role passes to the new owner. Maintenance charges of £165 per calendar month to cover all maintenance including fire alarm, court yard, all communal doors, parking area, parking area hedge, decoration of communal stairway, electrical issues and communal areas.

General Information

Services: Mains electricity, water and drainage.

Council Tax – Band 'B' with £1491.00 payable for the year 2020/21

Local Authority: Canterbury City Council, Council Offices, Military Road , Canterbury , Kent CT1 1YW 01227 862000

The Mill, Wickambreux, CT3

Approximate Gross Internal Area
92.9 sq m / 1000 sq ft

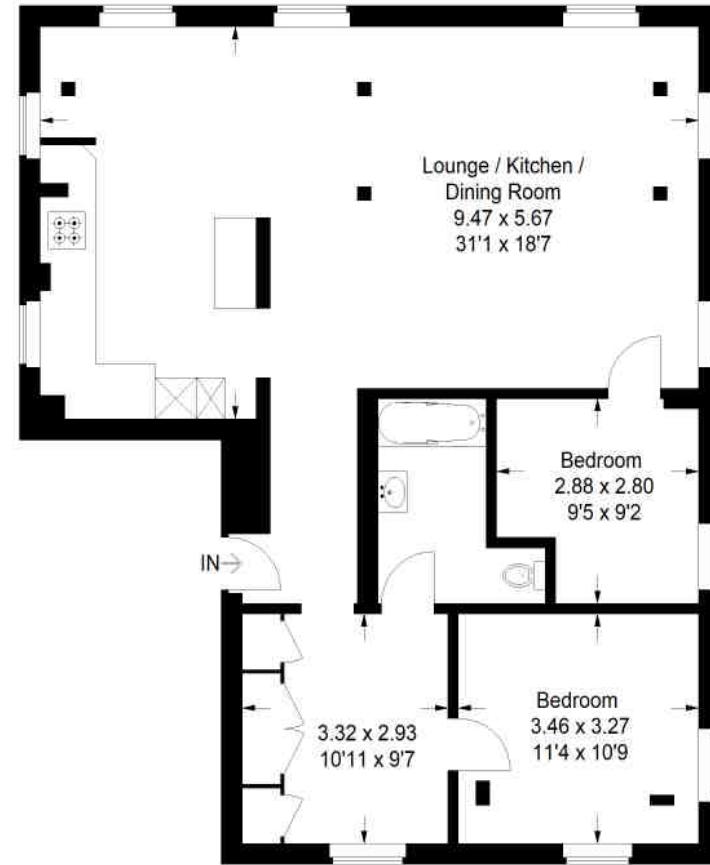


Illustration for identification purposes only, measurements are approximate,
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not very efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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