



the voice of experience

Offers In The Region Of

£240,000



95 The Gateway , Dover CT16 1LH

- **WONDERFUL SEA VIEWS FROM THIS THIRD FLOOR FLAT**
- **TWO DOUBLE BEDROOMS**
- **LIFT ACCESS**
- **USEFUL STROAGE ROOM**
- **CHAIN FREE**
- **ENERGY RATING - D (68)**



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/02/23

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



www.tersons.com
29 Castle Street, Dover, Kent, CT16 1PT



To arrange a viewing please call **01304 246111**



FABULOUS DIRECT SEA VIEWS FROM THIS 3rd FLOOR FLAT WITH TWO DOUBLE BEDROOMS. The flat offers lounge/diner with sea views, two front balconies. modern kitchen with access to enclosed rear balcony with castle views. There is a bathroom and separate WC. The flat also benefits from double glazing, permit parking and useful ground floor store room.

An early viewing is highly recommended on this chain free property.

This 3rd floor apartment is situated in the popular straight section of the Gateway development. The town centre is within walking distance, along with Dover Port and Dover Priory main-line railway station with the fast-link train to London St Pancras in just over 1 hour 6 minutes. There are excellent road links to the M20 to London, and the A2/M2. The St James development which is just across the road offers a range of shops including M&S, Next, Cinema and a number of restaurants.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

From the communal entrance hall on the ground floor take the lift or stairs to floor 3. Door to apartment 95

Front door opening to entrance hall.

Entrance Hall

Radiator. Doors to lounge/diner and kitchen.

Lounge/Diner

19'4 x 12'5 (5.89m x 3.78m)

Double glazed window to front and double glazed patio doors opening to front balcony with fabulous sea views. Radiator x two. Door to inner hallway.

Front Balcony

11' x 5'5 (3.35m x 1.65m)

With sea views. Tiled floor.

Kitchen

11'6 max x 11'2 (3.51m max x 3.40m)

Fitted with a range of worktop base and wall units. Integrated oven and hob. Space for washing machine, dishwasher and fridge/freezer. 1 1/2 bowl sink. Cupboard containing electric consumer box. Double glazed window to rear and double glazed door opening to rear enclosed balcony.

Enclosed Rear Balcony

11'9 x 3'3 (3.58m x 0.99m)

Double glazed window to rear with castle views. Waste chute.

Inner Hallway

Drying cupboard and further cupboard with water cylinder. Doors to bedrooms, bathroom and WC.

Bedroom 1

12'7 x 10'5 (3.84m x 3.18m)

Double glazed window and double glazed door opening to front balcony with sea views. Built in storage cupboard.

Bedroom 2

11'3 x 9' (3.43m x 2.74m)

Double glazed window to rear with castle views. Built in storage cupboard.

Bathroom

5'5 x 5'5 (1.65m x 1.65m)

Panelled bath with shower attachment over and splash back tiling around. Washbasin. Frosted double glazed window to rear. Heated towel rail.

WC

Low level WC. Frosted double glazed window to rear.

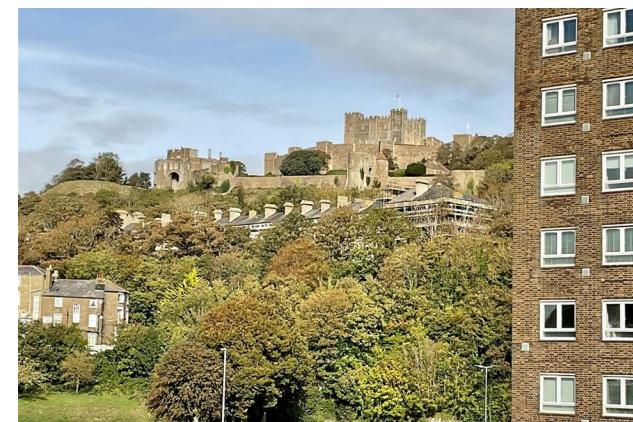
Store Room

7'2 x 3'1 (2.18m x 0.94m)

This is located on the ground floor of the adjacent block. It has shelving and frosted window to front.

LEASE & SERVICE CHARGES

The vendor has advised that there is a lease term remaining of 83 years. We have been advised that the flat comes with a share of the freehold.



The service charge is £1209.45 a quarter, the charges includes ground rent, heating and hot water included. The service charge, cover garden & lift maintenance, cleaning of shared areas, caretaker, chute rubbish collection and building maintenance.

Permit parking is available and is on a first come first serve basis.

The above information should be checked by your legal representative before proceeding.

Council Tax - Band C.

Energy Certificate - D (68)

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111



www.tersons.com



www.tersons.com