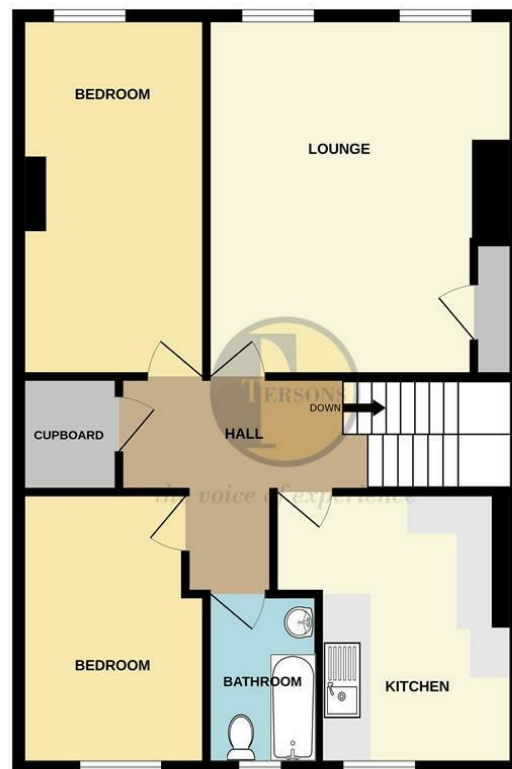




*the voice of experience*



TOP 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 mis-statement. 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 floorplan 120024

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.



£150,000

Top Floor Flat | Victoria Park, Dover CT16 1QR

- SPACIOUS TWO BEDROOM TOP FLOOR FLAT
- CHAIN FREE
- GAS CENTRAL HEATING
- DISTANT SEA VIEWS
- GOOD ORDER
- ENERGY RATING - C (75)



[www.tersons.com](http://www.tersons.com)  
29 Castle Street, Dover, Kent, CT16 1PT



To arrange a viewing please call 01304 246111



DRAFT DETAILS. THIS SPACIOUS TOP FLOOR FLAT WILL MAKE AN IDEAL FIRST TIME BUY, INVESTMENT PROPERTY OR WEEKEND HOME. Offering two double bedrooms, lounge/diner, kitchen/breakfast room and bathroom. The property further benefits from gas central heating. From the rear windows are distant sea views.

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

Situated in this historic grade II listed building this flat is within walking distance of the town centre, sea-front, and Dover Priory train station with its fast links to London St Pancras in 1 hour 10 minutes. There are excellent access routes to the A2 and the M20 to London and Dover Port is also close by with its regular ferry crossings to France.

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

From the ground floor communal hallway, take the steps to the top floor. Flat front door with steps up to top floor/landing.

**Landing**

Radiator. Large walk in storage cupboard. Loft access. Doors to all rooms.

**Lounge/Diner**

16'4 x 14'10 (4.98m x 4.52m)

2 x windows to rear with distant sea views and views over Dover. Radiator x 2. Alcove storage cupboard.

**Kitchen/Breakfast Room**

12'6 x 10'4 (3.81m x 3.15m)

Fitted with a range of worktop base and wall units. Integrated oven and gas hob. Space for fridge/freezer, washing machine and tumble dryer. Window to front. Wall mounted boiler.

**Bedroom**

12'5 x 8'6 (3.78m x 2.59m)

Window to front. Radiator.

**Bedroom**

16'2 x 8'5 (4.93m x 2.57m)

Window to rear with distant sea views. Radiator.

**Bathroom**

7'8 x 5' (2.34m x 1.52m)

Panelled bath with shower attachment over. Low level WC and wash basin. Radiator. Velux window to front.

**NOTE**

The vendors have advised there is direct access to the communal garden from the lower ground floor.

**LEASE DETAILS**

There is a ground rent of £400.00 Per annum. Service charge is £1,124.95 per annum for 2023-24 which includes the buildings insurance.

We have been advised by the vendor that there is a 99 year lease running from 25/03/99, so there are 74 years remaining.

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

Energy Rating - C (75)

Council Tax Band A

**Viewing**

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com

