



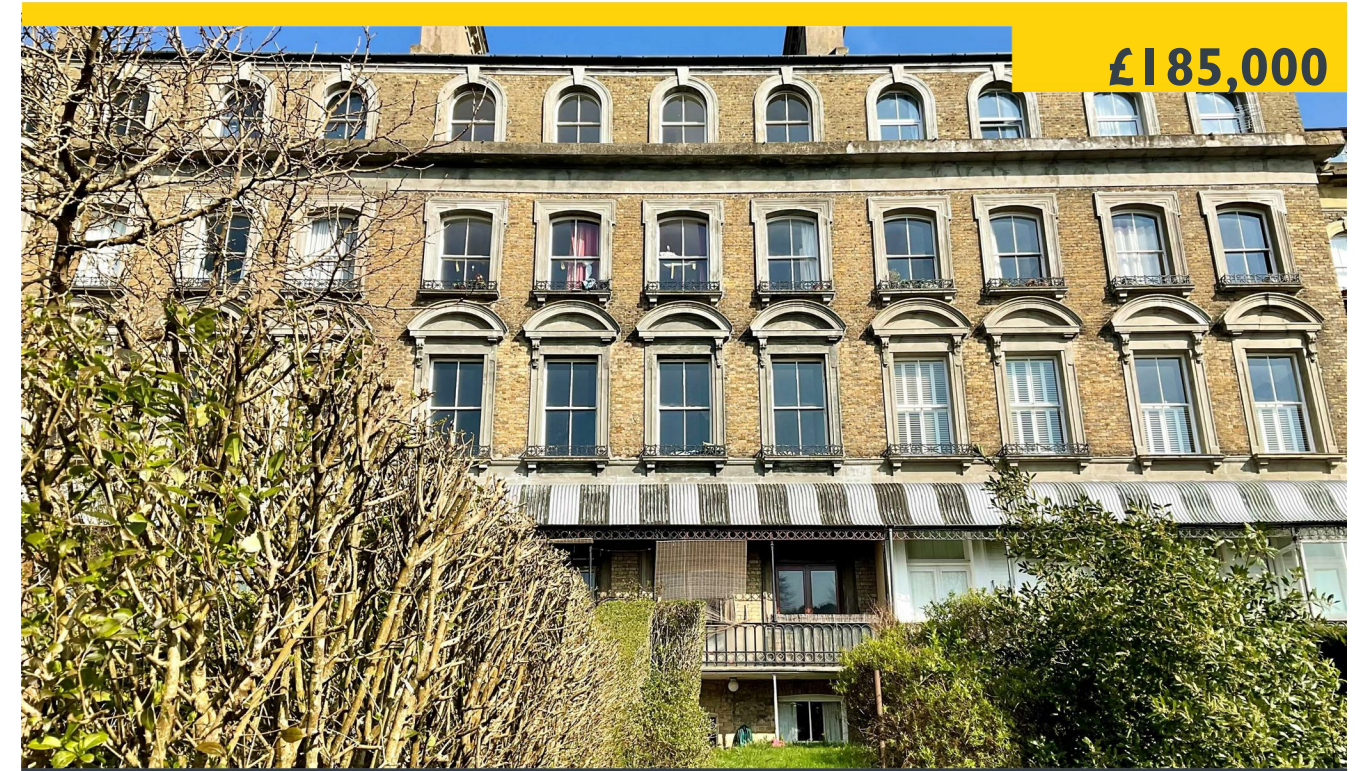
Property Details

the voice of experience

LOWER GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.
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Lower Flat 13 Victoria Park , Dover CT16 1QR

- SPACIOUS TWO BEDROOM FLAT
- PRIVATE REAR GARDEN
- CHAIN FREE
- GRADE II LISTED
- UPDATING IS REQUIRED
- ENERGY RATING - C (72)

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 IPT



To arrange a viewing please call 01304 246111



HUGE POTENTIAL WITH THIS SPACIOUS GRADE II LISTED LOWER FLOOR FLAT WITH PRIVATE REAR GARDEN. The property offers lounge, 2 bedrooms, kitchen, shower room and various store rooms. Further benefits include gas central heating. The asking price reflects that the property requires complete updating.

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

Situated in this listed building, this lower ground floor flat is within walking distance of the town centre, along with the new St James shopping area featuring a Marks & Spencer Food Hall, Cineworld and Next amongst others, this is a brilliant position to be. The beautiful sea-front and the main-line Priory railway station are just a short walk away. From Priory you can catch the fast link train to London St Pancras in 1 hour 6 minutes. There are good access routes to the A2/M2 to Canterbury and London too. The area provides a good range of primary and secondary schools, together with the Dover Boys' and Girls' Grammar Schools.

The vendor has arranged draft plans of a revised layout of the flat to enhance its true potential. The revised plans offer the flat with three bedrooms and two bathrooms. The revised

plans would of course be subject to planning. Should you wish to have these emailed to you please let us know.

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

LOWER FLOOR

Steps down to private front door opening to entrance hall.

Entrance Hall

Storage space and steps down to dining area.

Dining Room

17'2 x 10'8 (5.23m x 3.25m)
Radiator. Open to kitchen and doors to lounge, bedrooms and bathroom.

Large storage cupboard 9'8 x 8'5

Lounge

18'8 x 15'2 (5.69m x 4.62m)
Two windows to rear. Radiator. Fireplace. Alcove storage cupboard.

Kitchen

19' x 6'6 (5.79m x 1.98m)
Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine and fridge/freezer. Radiator. Window to rear and door opening to rear garden access.

Bedroom 1

17'4 x 15'11 (5.28m x 4.85m)

Window to front. Radiator.

Bedroom 2

18'9 x 9'6 max (5.72m x 2.90m max)

Window to rear. Radiator. Built in alcove cupboards.

Bathroom

7'2 x 5'9 (2.18m x 1.75m)

Panelled bath. Low level WC and wash basin. Window to side. Radiator.

OUTSIDE

Private rear garden which is mainly laid to lawn. Access to Victoria Park communal gardens.

LEASE DETAILS

The vendor has advised that there is a lease of 125 years from 2007, so approximately 108 years remaining. The service charges and insurance for the

current year are £1,500.00. Ground rent is £350 per year for the first 25 years from 2007, rising to £500 for the next 25 years and then £750.00 for the remaining term.

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

Energy Rating - C (72)

Council Tax Band A

Viewing

Strictly by arrangement with the agents, Tersons
01304 246111

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