



the voice of experience



2ND FLOOR



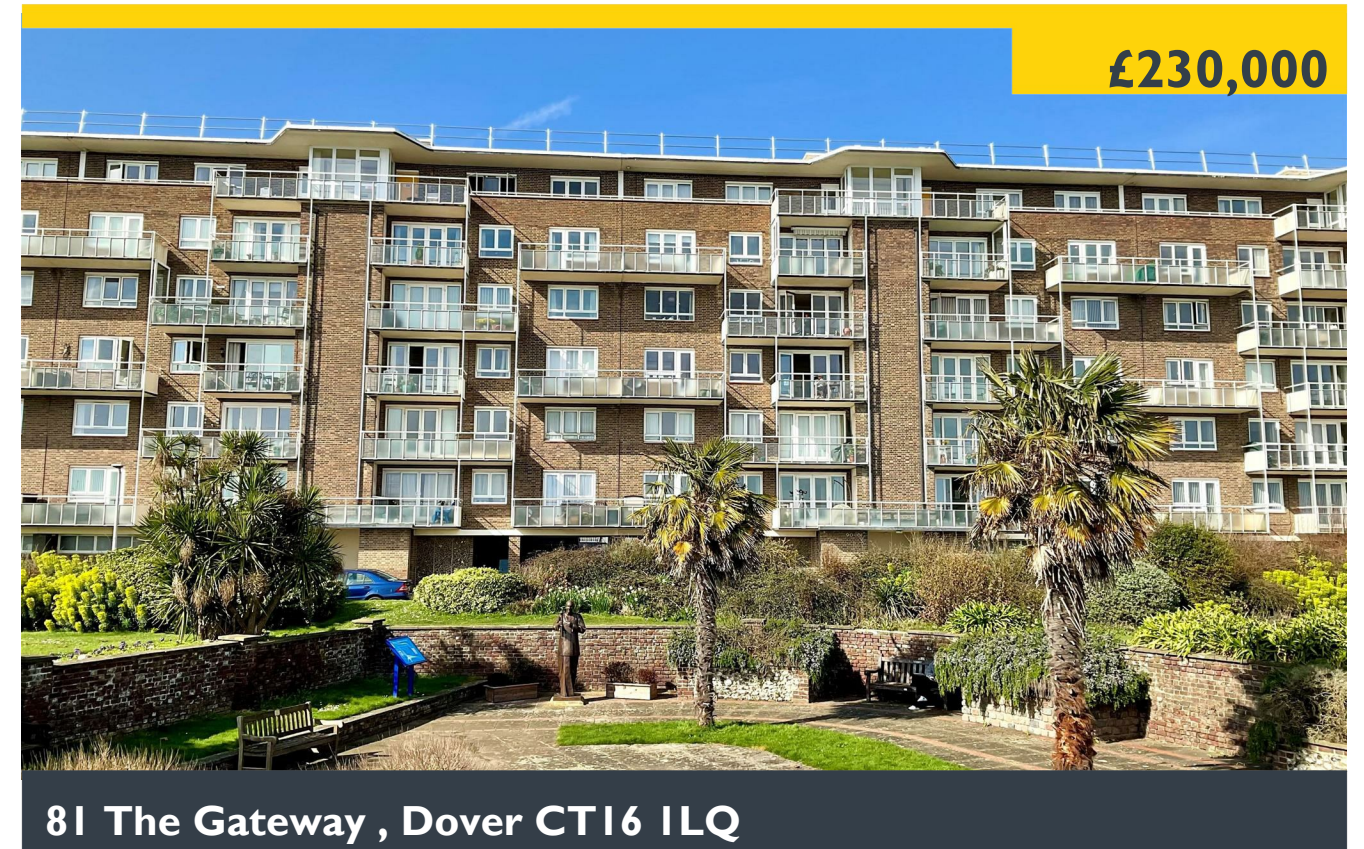
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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 Metropix ©2024

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



FABULOUS DIRECT SEA VIEWS FROM THIS 2nd FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS. The apartment offers lounge/diner with sea views, large front balcony and an enclosed rear balcony with castle views. There is a bathroom and separate WC. The apartment also benefits from double glazing, permit parking, lift access and useful ground floor store room.

- **FANTASTIC SEA VIEWS FROM THIS SECOND FLOOR APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **CHAIN FREE**
- **LIFT ACCESS**
- **GROUND FLOOR STORE ROOM**
- **ENERGY RATING - D (66)**

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



To arrange a viewing please call 01304 246111



FABULOUS DIRECT SEA VIEWS FROM THIS 2nd FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS. The apartment offers lounge/diner with sea views, large front balcony and an enclosed rear balcony with castle views. There is a bathroom and separate WC. The apartment also benefits from double glazing, permit parking, lift access and useful ground floor store room.

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

This 2nd 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 2. Door to apartment 81

Front door opening to entrance hall.

Entrance Hall

Radiator. Doors to lounge/diner and kitchen.

Lounge/Diner

19'4 x 12'6 (5.89m x 3.81m)

Radiator x 2. Double glazed windows to front with sea views. Double glazed patio doors opening to front balcony. Door to inner hallway.

Front Balcony

18' x 5' (5.49m x 1.52m)

Fantastic sea views.

Kitchen

11'2 x 9'4 (3.40m x 2.84m)

Fitted with a range of worktop base and wall units. Space for cooker, washing machine and fridge. Larder cupboard with electric box. Open to rear enclosed balcony and door to inner hallway.

Rear Enclosed Balcony

11'8 x 3'2 (3.56m x 0.97m)

Double glazed windows 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

12'8 x 10'5 (3.86m x 3.18m)

Double glazed window to front with sea views. Built in storage cupboards and wardrobes.

Bedroom 2

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

Double glazed window to rear. Built in storage cupboard.

Shower Room

5'8 x 5'4 (1.73m x 1.63m)

Shower cubicle and wash basin. Heated towel rail. Frosted double glazed window to rear.

WC

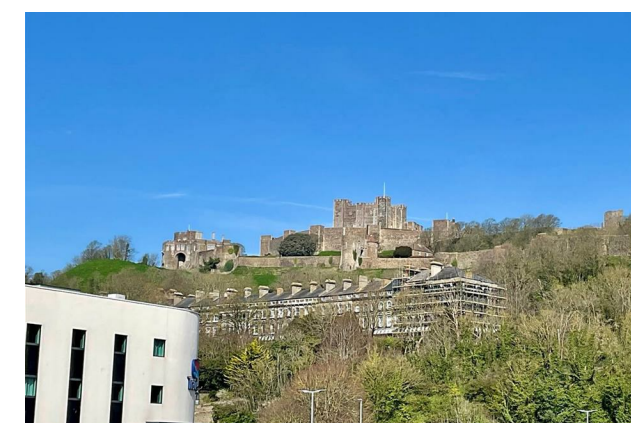
Low level WC. Frosted double glazed window to rear.

Store Room

7'2 x 2'9 (2.18m x 0.84m)

The store room is located on the ground floor and is located in the adjacent blocked numbered 90 - 101.

LEASE & SERVICE CHARGE DETAILS



The vendor has advised that there is a lease term remaining of 83 years.

The service charge is £4,824.60 per year, the charges includes ground rent, heating and hot water included. The service charges also covers 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 (66)

Viewing
Strictly by arrangement with the agents, Tersons 01304 246111

