



the voice of experience



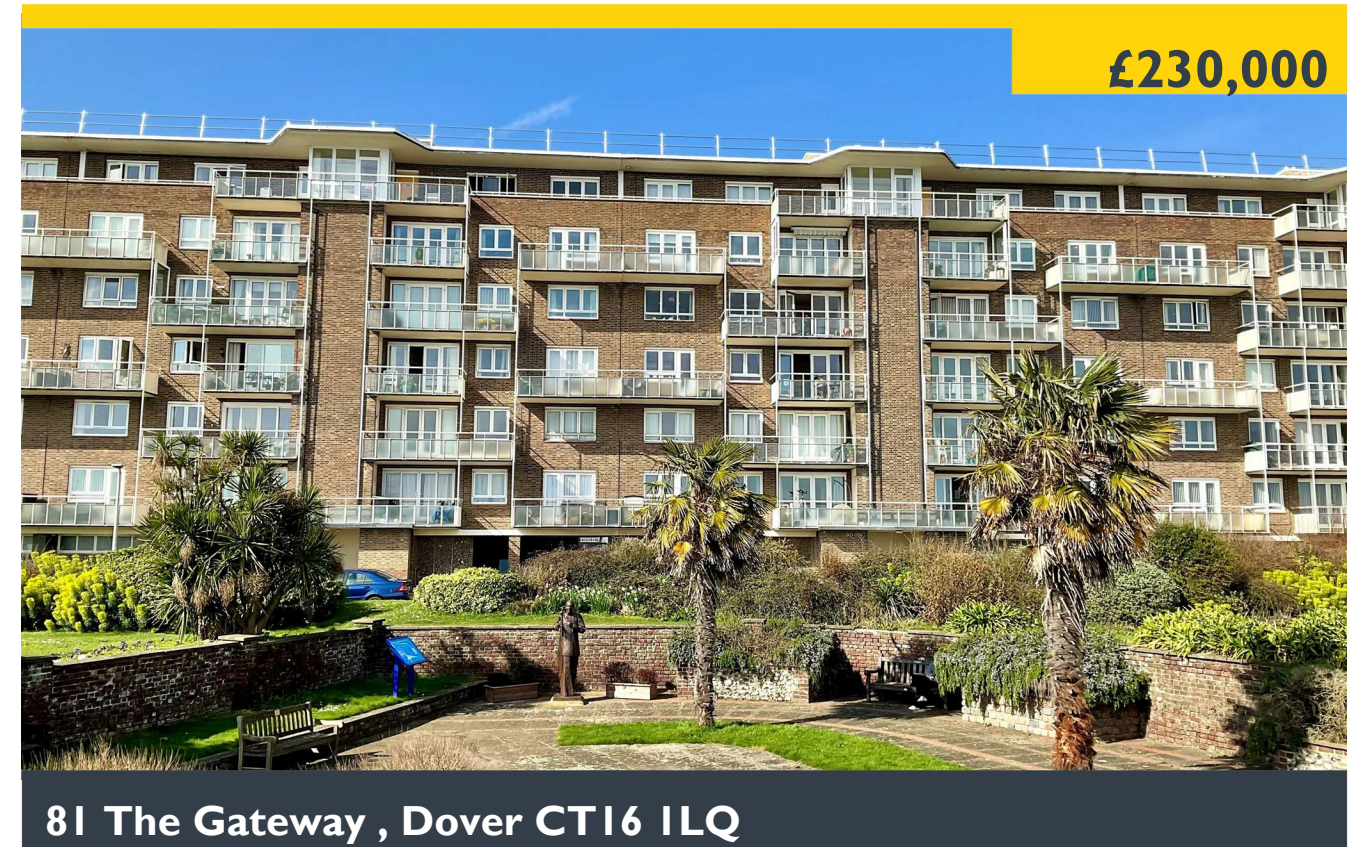
2ND FLOOR



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81 The Gateway , Dover CT16 1LQ

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





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

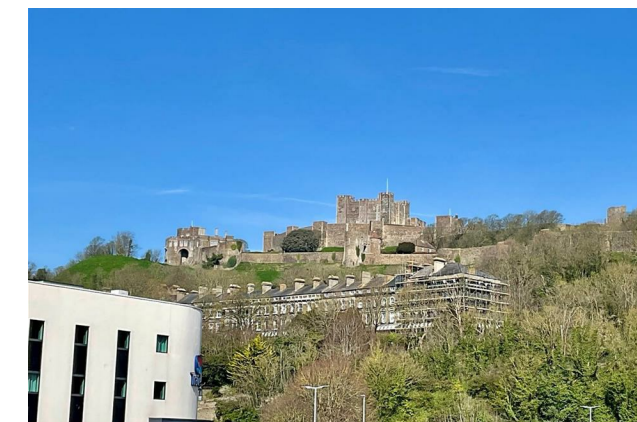
Low level WC. Frosted double glazed window to rear.

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

