



the voice of experience



£115,000

Flat 8 166 - 167 Snargate Street, Dover CT17 9BZ

- IDEAL ONE BEDROOM FLAT
- GREAT VIEWS
- CHAIN FREE
- OPEN PLAN LOUNGE/DINER/KITCHEN
- ENERGY RATING - D (62)

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.

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www.tersons.com
29 Castle Street, Dover, Kent, CT16 IPT



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



DRAFT DETAILS. THIS ONE BEDROOM TOP FLOOR FLAT WILL MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY. It offers an open plan lounge/kitchen, bedroom and bathroom. There are marina views from the front window. The property also comes with a share of the freehold.

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

The property is set on the road behind the seafront, so ideal for walking along the promenade. There is resident permit parking in the street and please contact the council for costings. There is excellent road access to the A20/M20 for Ashford and London. Just a walk away is the mainline railway station at Priory where you can catch the fast train to London St Pancras in around an hour and five minutes. The town centre and shops are all close by.

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

From the communal hallway take the stairs to the top floor. Flat door opening to entrance hall.

Entrance Hall

Telephone entry system. Wall mounted heater. Electric consumer box. Doors to kitchen/lounge/diner, bathroom and bedroom.

Kitchen/Lounge/Diner

15'5 narrowing to 11'5 x 16'9 (4.70m narrowing to 3.48m x 5.11m)

Kitchen Area - Fitted with a range of worktop base and wall units. Integrated fridge/freezer, oven and hob with extractor over. Space for washing machine.

Lounge/Diner - Double glazed window to front with marina views. Wall mounted heater.

Bedroom

17'3 x 8'4 (5.26m x 2.54m)

2 x double glazed windows to rear. Wall mounted heater.

Bathroom

8'9 max x 4'9 (2.67m max x 1.45m)

Panelled bath with separate shower over and splash back tiling around. Low level WC and wash basin. Cupboard with water cylinder.

LEASE DETAILS

The vendor has advised that the property comes with a share of the freehold and a long lease of 981 years remaining. There is no ground rent to pay, The annual service charge is £1,127.12.

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

Energy Rating - D (62)

Council Tax - Band A

Viewing

Strictly by arrangement with the agents, Tersons
01304 246111
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