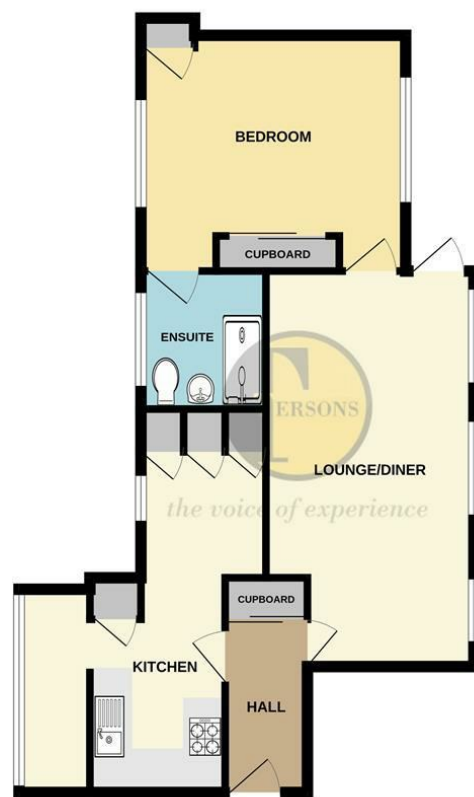




Property Details

*the voice of experience*

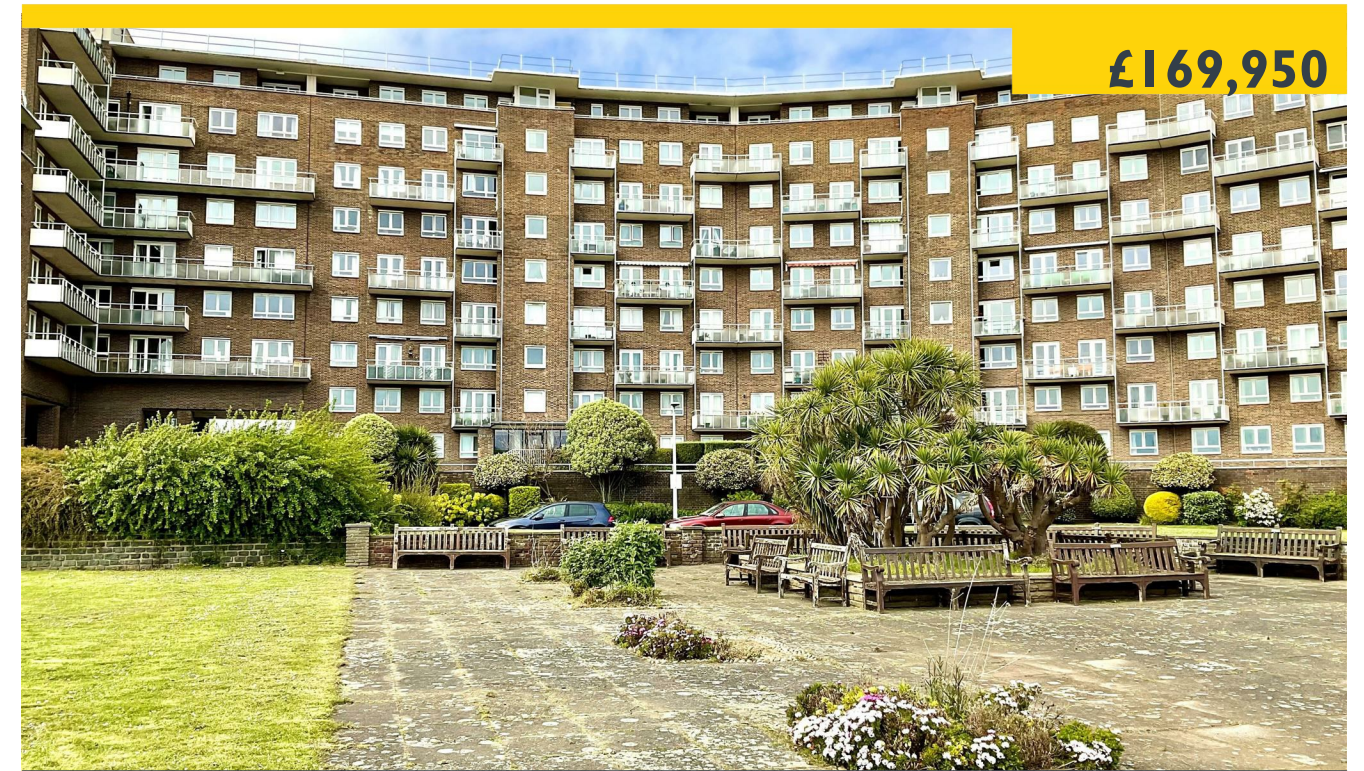
TOP FLOOR



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 12/2024

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.



£169,950

167 The Gateway , Dover CT16 1LJ

- FANTASTIC SEA VIEWS
- TOP FLOOR | BEDROOM APARTMENT
- SPACIOUS LOUNGE/DINER
- USEFUL GROUND FLOOR STORE ROOM
- CHAIN FREE
- ENERGY RATING - F (34)



**www.tersons.com**  
29 Castle Street, Dover, Kent, CT16 1PT



To arrange a viewing please call 01304 246111



THIS FABULOUS TOP FLOOR 1 BEDROOM APARTMENT WITH SEA VIEWS MUST BE AT THE TOP OF YOUR VIEWING LIST. The apartment offers a spacious lounge/diner with sea views, front balcony, kitchen with castle views, bedroom and shower room. The property benefits from double glazing, communal heating and useful ground floor store room.

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

This top floor apartment is situated in the popular and sought after Gateway development. The town centre is within walking distance, as are Dover Port and Dover Priory main line railway station (served by fast-link trains to London St Pancras in just over 1 hour 5 minutes). There are excellent roads towards London via the M20 and the A2/M2. The St James development to the rear offers a range of shops, including M&S Food and Next, a cinema and a range of restaurants.

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

#### GROUND FLOOR

Secure key entry entrance door to block leading to communal entrance hallway with stairs and

lift. Lift access to floor 7 with a flight of stairs to apartment 167. Front door opening to.

#### Entrance Hall

Radiator. Built in storage cupboards. Doors to kitchen and lounge/diner.

#### Kitchen

11' x 7' (3.35m x 2.13m)  
Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine. Storage cupboard. Opening to lobby area and enclosed rear balcony.

#### Enclosed Rear Balcony

10' x 3'1 (3.05m x 0.94m)  
Double glazed windows to rear with castle views and across Dover. Waste chute.

#### Lobby Area

6'4 x 5' (1.93m x 1.52m)  
Double glazed window to rear with castle views. Built in cupboard. Further cupboard with water cylinder. Drying cupboard.

#### Lounge/Diner

20'4 x 10'6 (6.20m x 3.20m)  
3 x Double glazed windows to front with fabulous sea views. Radiator x 3. Double glazed door to front balcony area. Door to bedroom.

#### Front Balcony

Wonderful sea and promenade views. Please note the balcony also acts as the fire escape for the various blocks.

#### Bedroom

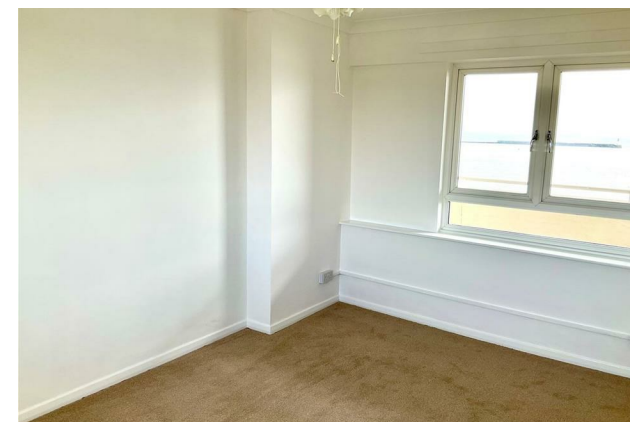
13'4 x 11'3 (4.06m x 3.43m)  
Double glazed window to front with sea views and double glazed window to rear with castle views. Built in wardrobes and cupboard. Wall heater. Door to shower room.

#### Shower Room

7' x 6'4 (2.13m x 1.93m)  
Walk in shower cubicle. Low level WC and wash basin. Frosted double glazed window to rear. Heated towel rail.

#### LEASE DETAILS

The vendors have advised that they have recently extended the lease to expire in 3106 with a peppercorn ground rent. The property comes with a



share of the freehold.

The annual service charge for 2024/2025 is £4,015.36, which can be paid quarterly at £1,003.81. This includes both the central heating and the hot water for the apartment. It also includes the maintenance & cleaning of internal & external communal areas including the lift.

Permit parking is available on a first come first serve basis.

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

#### Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com

Energy Rating - F (34)

Council Tax - Band B

