



the voice of experience



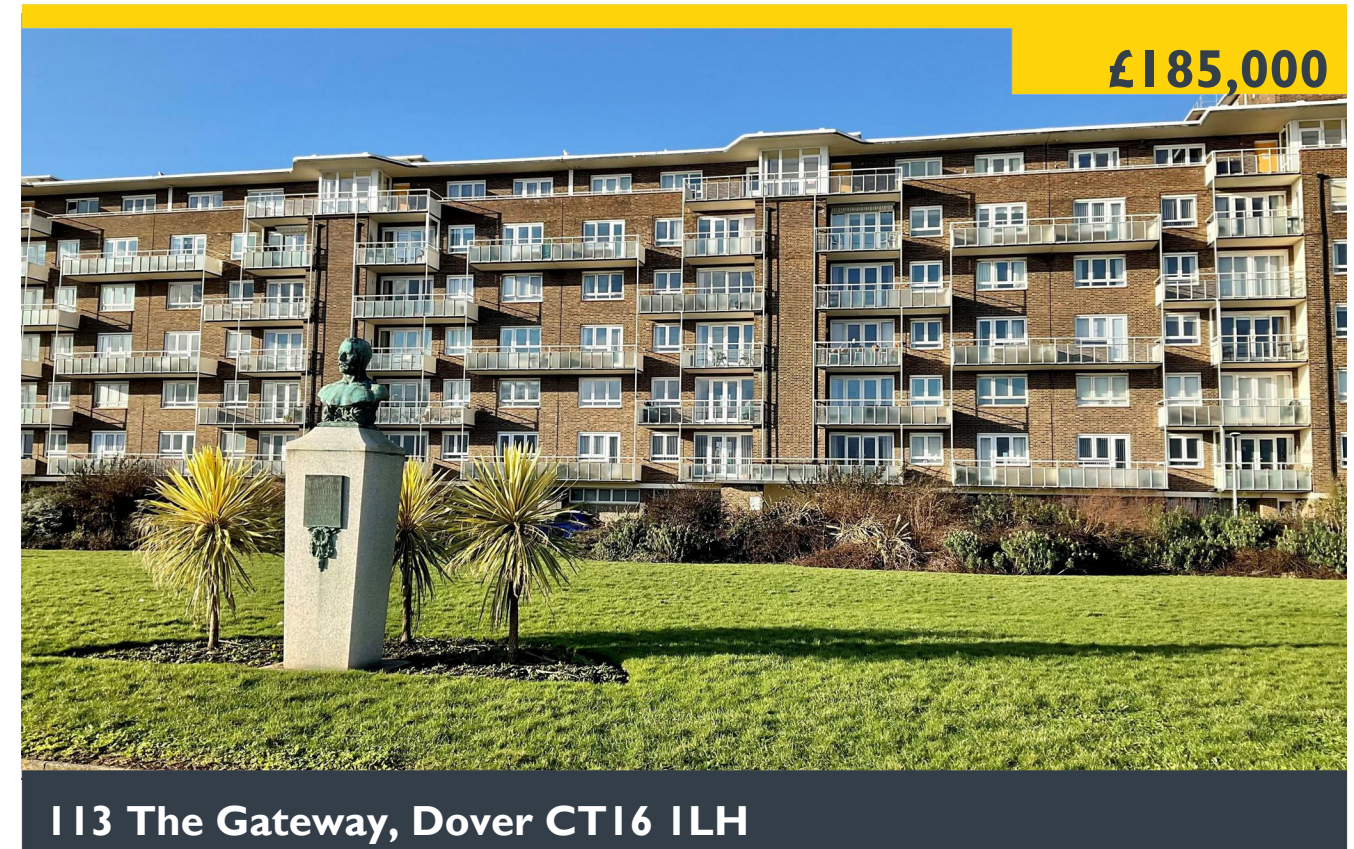
SIXTH FLOOR



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- Chain Free
- Fabulous Sea View
- Front & Rear Balcony
- Lounge/Diner
- 1 Double Bedroom
- EPC Rating E (42)





STUNNING SEA VIEWS - on a clear day or night to the French coast ! This one bedroom CHAIN FREE, sixth floor apartment has a spacious lounge/diner, kitchen and front and rear balconies. Further benefits include double glazing, permit parking, ground floor store room and lift access to floor 5.

This top floor apartment is situated in the popular straight section of the 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 5 with a flight of stairs to apartment. Front door opening to.

Entrance Hall

Radiator. Cupboard with water cylinder. Further storage cupboard. Doors to all rooms.

Lounge/Diner
20'10 x 12' (6.35m x 3.66m)

3 x double glazed windows with secondary glazing to the rear with views across Dover. 2 x radiators. Double glazed patio doors to front with direct sea views.

Kitchen
8'5 x 6'8 (2.57m x 2.03m)

Fitted out with a range of worktop base and wall units. Integrated oven and hob with extractor fan over. One and a half bowl sink. Double glazed window to rear with views over Dover. Double glazed door to rear balcony. The vendors have advised the washing machine and fridge are included in the sale.

Rear Balcony
12'1 x 3'3 (3.68m x 0.99m)

Views over Dover. Waste chute.

Bedroom
14' x 9'2 + wardrobes (4.27m x 2.79m + wardrobes)

Two built in double wardrobes. Double glazed window to front with views across the harbour and Channel.

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

Panelled bath with separate shower attachment over and splash back tiling around. Heated towel

radiator. Hand basin. Drying cupboard. Frosted double glazed window to rear.

WC
5'9 x 2'9 (1.75m x 0.84m)

WC. Frosted double glazed window to rear.

NOTES

Please note the front balcony also acts as a communal fire escape in the event of an emergency.

On the ground floor is the store room - 7'1 x 2'7

Energy Performance Certificate - E (42)

Council Tax Band B

LEASE DETAILS

We are advised that there is a lease in place due to expire 2107. Therefore 83 years remaining. The vendors are currently increasing the lease to 999



years with peppercorn ground rent. The property comes with a share of the freehold.

The annual service charge is £3,909.24 for the year 2024/2025, which can be paid quarterly at £977.31. 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.

The flat has a resident & a visitor parking permit for use in private but unallocated spaces.

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

