

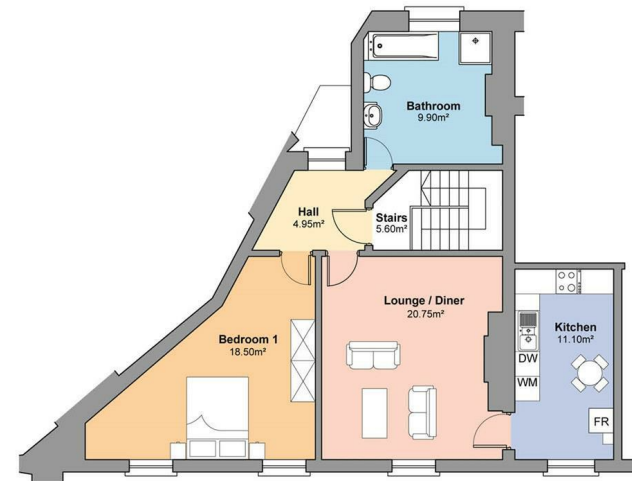
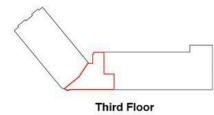


*the voice of experience*



Flat 3 6 Cambridge Terrace , Dover CT16 1JT

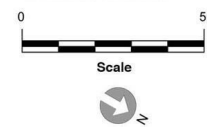
CAMBRIDGE TERRACE  
DOVER WATERFRONT  
6 CAMBRIDGE TERRACE  
FLAT 3



Room Key

- Bedroom
- Kitchen
- Lounge
- Bathroom
- Storage
- Circulation
- Garden

\* Areas subject to construction tolerances



Third Floor

- **STUNNING ONE BEDROOM TOP FLOOR FLAT**
- **SEA & CASTLE VIEWS**
- **ALLOCATED PARKING SPACE**
- **CHAIN FREE**
- **EXCELLENT CONDITION THROUGHOUT**
- **ENERGY RATING - D (59)**

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



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



CHAIN FREE. THIS FABULOUS ONE BEDROOM FLAT IS JUST A STONES THROW FROM THE SEAFRONT AND OFFERS SEA AND CASTLE VIEWS. Offering a lounge/diner, modern kitchen, spacious double bedroom and bathroom with separate bath and shower cubicle. The property benefits from allocated parking space, underfloor heating throughout and communal garden to the rear.

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

This apartment is set in a Grade II listed terrace of Georgian buildings and is located on the third floor. It offers castle and sea views.

Living within the Town, adjacent to the waterfront, offers a great lifestyle choice, combining idyllic walks along the Seafront, up to the world-famous White Cliffs and historic Dover Castle. With Dover Priory Station only a few minutes' walk away, access to the high-speed rail service, which reaches London St Pancras in 65 minutes, makes commuting for work or days out in London easily achievable. The St James Retail & Leisure Park and the Dover Western Docks Revival, both within walking distance. There are excellent access routes to the A20/M20 & the A2/M2.

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

Communal stairs to third floor. Flat door opening to entrance hall

**Entrance Hall**

Telephone entry. Window to rear with marina views. Doors to lounge/diner, bedroom and bathroom.

**Lounge/Diner**

15'5 x 14'3 (4.70m x 4.34m)  
Window to front with sea and castle views. Feature fireplace. Door to kitchen.

**Kitchen**

14'6 x 7'9 (4.42m x 2.36m)  
Fitted with a modern range of worktop base and wall units. Integrated double oven and hob with extractor over. Space for washing machine, fridge/freezer and tumble dryer. Window to front with sea and castle views.

**Bedroom**

15'6 x 14'6 (4.72m x 4.42m)  
2 x secondary glazed windows to front with sea and castle views. Feature fireplace.

**Bathroom**

10'3 x 9'9 (3.12m x 2.97m)  
Panelled bath with shower attachment over.

Separate shower cubicle. Low level WC and wash basin with cupboard under. Window to rear. Cupboard containing the central heating system.

**OUTSIDE**

There is a communal garden area to the rear with pergola and patio area.

On the ground floor of the block is a useful secure bike storage room.

Communal bin area.

Parking space to the rear, number 12.

**LEASE DETAILS**

The vendor has advised that there is a lease of 125 year lease as from 2018 so leaving 119 years remaining. The annual ground rent is £150.00. The annual service charge is £1,854.52



Energy Performance Certificate - D (59)

Council Tax - B

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

Strictly by arrangement with the agents, Tersons  
01304 246111  
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