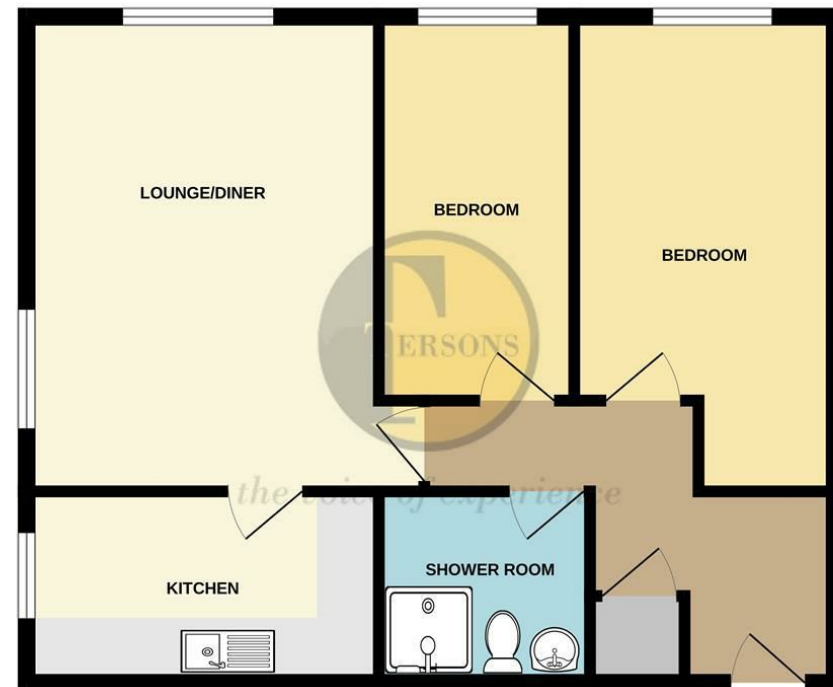




*the voice of experience*



GROUND 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.  
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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.



- GROUND FLOOR FLAT
- TWO BEDROOMS
- TWO ALLOCATED PARKING SPACES
- CHAIN FREE
- ENERGY RATING - C (70)







**DO YOU NEED A GROUND FLOOR FLAT? THIS COULD BE JUST THE ONE FOR YOU.** This purpose built flat offers two bedrooms, lounge/diner, kitchen and shower room. Further benefits include double glazing, gas central heating and comes with two allocated parking spaces.

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

This property is situated in a popular residential area of Dover, only a short distance from the town centre, with Dover Priory main-line railway station even closer with the fast-link train to London St Pancras in 1 hour 5 minutes. There are excellent access routes to the M20 to Ashford and London. There is a good range of primary and secondary schools in the area, including the Dover Boys' Grammar School. There are local shops and doctors surgery. A bus stop is just a few steps away.

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

From the communal hallway - door opening to flat 4 entrance hall.

**Entrance Hall**

Radiator. Storage cupboard with electric consumer box. Telephone entry. Doors to bedrooms, shower room and lounge/diner.

**Lounge/Diner**

**15'9 x 11'7 (4.80m x 3.53m)**

Double glazed windows to front and side. Radiator. Doorway to kitchen.

**Kitchen**

**12'1 x 6' (3.68m x 1.83m)**

Fitted with a range of worktop base and wall units. Space for cooker, washing machine and fridge/freezer. Cupboard containing the boiler. Double glazed window to side.

**Bedroom 1**

**15'5 x 8'6 (4.70m x 2.59m)**

Double glazed window to front. Radiator. Built in wardrobes.

**Bedroom 2**

**12'5 x 6'5 (3.78m x 1.96m)**

Double glazed window to front. Radiator.

**Shower Room**

**6'4 x 6' (1.93m x 1.83m)**

Fitted with shower cubicle. Low level WC and wash basin with cupboard under. Radiator.

**OUTSIDE**

Allocated parking space for two cars.

**LEASE DETAILS**

The vendor has advised that there is a lease of 125 years from 1989, thus leaving 90 years remaining. The annual service charge for this

year is £1,108.75 with a ground rent of £100.00.

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

Energy Rating - C (70)

Council Tax - Band B

**Viewing**

Strictly by arrangement with the agents, Tersons

01304 246111

[www.tersons.com](http://www.tersons.com)

