



the voice of experience



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropix 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.

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7 Stable Court Tower Hamlets Road , Dover CT17 0FD

- IDEAL FIRST TIME BUY OR INVESTMENT
- CHAIN FREE
- ALLOCATED PARKING SPACE
- ONE BEDROOM FLAT
- GOOD CONDITION
- ENERGY RATING - C (74)



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



To arrange a viewing please call 01304 246111



THIS FIRST FLOOR FLAT WILL MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT AND COMES WITH PARKING. The flat offers a double bedroom, bathroom and open plan lounge/diner/kitchen. Further benefits include double glazing and central heating.

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

This property is situated in a popular residential area, just a short distance from the town centre & the St James shopping area. Dover Priory train station with it's fast link to London St Pancras in approx 1 hour and 6 mins is also nearby. There are excellent access routes to the A2/M2 and A20/M20. There are a good range of primary and secondary schools within walking distance including the Dover Boys and Girls Grammar Schools.

Take the communal stairs to the first floor. Door to flat 7, opening to entrance hall.

Entrance Hall

Radiator. Telephone entry system. Wall mounted electric consumer board. Doors to lounge/diner/kitchen, bedroom and bathroom.

Lounge/Diner/Kitchen

18'3 x 12'9 max (5.56m x 3.89m max)
Open plan area - Lounge/Diner - Double glazed

patio doors opening to front with Juliette balcony. Radiator.

Kitchen - Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine and fridge/freezer. Double glazed window to side.

Bedroom

14'7 x 8' (4.45m x 2.44m)

Double glazed window to front. Radiator. Built in cupboard containing the boiler system.

Bathroom

7'8 x 5' (2.34m x 1.52m)

Fitted with corner bath and separate shower over. Low level WC and wash basin with cupboard under. Radiator.

OUTSIDE

Allocated parking space.

LEASE DETAILS

The vendor has advised that there is a lease in place with a term of 999 from 29th September 2005 with approx. 980 years remaining. There is an annual service charge of £750.06 and ground rent of £100 per annum.

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

Energy Rating C (74)

Council Tax Band A

Viewing

Strictly by arrangement with the agents, Tersons

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