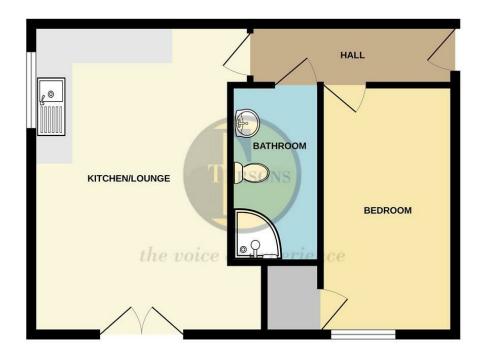


GROUND FLOOR







EBSON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or missibatement. This plan is for flustrather purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have no been tested and no guarantee as to their operating root efficiency can be given.

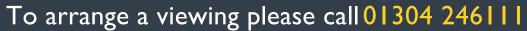
Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessons 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.



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



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 I 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

 $7'8 \times 5'$ (2.34m \times 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 01304 246111 www.tersons.com





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