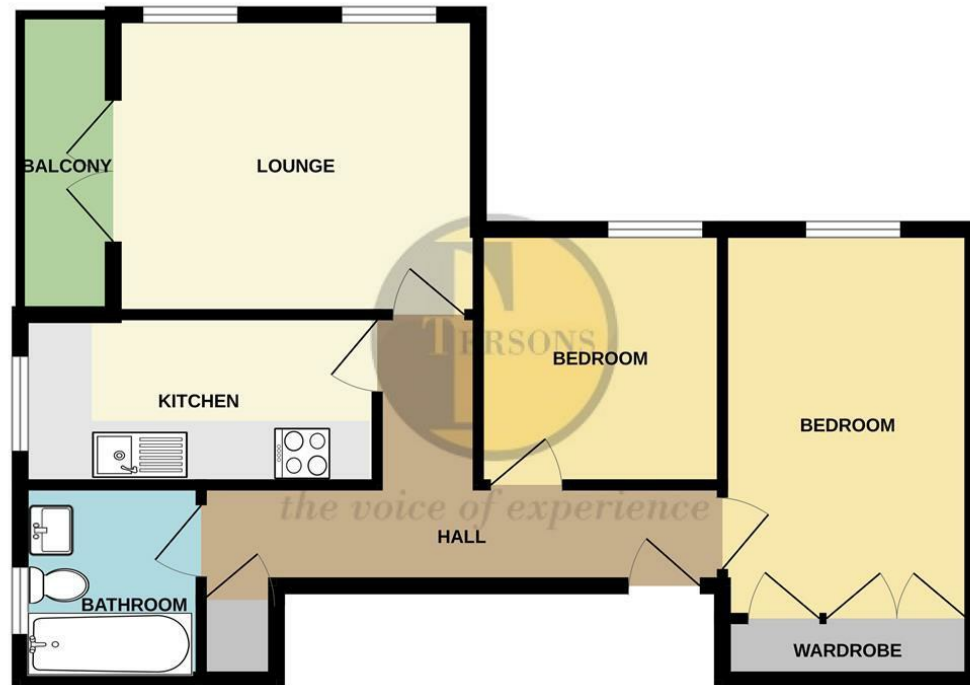




the voice of experience



FIRST FLOOR



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4 Mount Court Citadel Road , Dover CT17 9DP

- IDEAL RENTAL PROPERTY OR DOWNSIZE FLAT
- TWO BEDROOMS
- TWO ALLOCATED PARKING SPACES
- SEA VIEWS
- CHAIN FREE
- ENERGY RATING - C (72)



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



To arrange a viewing please call 01304 246111



FANTASTIC SEA VIEWS FROM THIS FIRST FLOOR TWO BEDROOM FLAT, IT WILL MAKE AN IDEAL DOWNSIZE PROPERTY OR BUY TO LET INVESTMENT. The flat offers a lounge, separate kitchen, two bedrooms and bathroom. There are sea views from all windows. The flat also benefits from double glazing, gas central heating, small balcony and two allocated parking spaces.

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

Set in the historic area of The Great Western Heights there are excellent access routes to the A20/M20 and also Dover main-line railway station with the fast link train reaching St Pancras in just over an hour. There are some great walks all close-by especially the cliff top walks with splendid sea views. Also on the local bus route.

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

From the communal front door, take the stairs to the first floor. Front door to flat 4.

Entrance Hall

Radiator. Telephone entry. Loft access. Storage cupboard. Doors to all rooms.

Lounge

12'2 x 10' (3.71m x 3.05m)

2 x double glazed windows to side with sea views. Double glazed patio doors opening to balcony, with sea views. Radiator.

Kitchen

12'4 x 5'9 (3.76m x 1.75m)

Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine and fridge/freezer. Wall mounted boiler. Double glazed window to rear with sea views.

Bedroom 1

15'7 x '8 (4.75m x '2.44m)

Double glazed window to side with sea views. Radiator. Built in wardrobes to one wall.

Bedroom 2

8'8 x 8'5 (2.64m x 2.57m)

Double glazed window to side with sea views. Radiator.

Bathroom

6'5 x 6'2 (1.96m x 1.88m)

Panelled bath with shower attachment over. Low level WC and wash basin. Radiator. Frosted double glazed window to side.

OUTSIDE

Allocated parking spaces for two cars.

The vendor has advised that there is a lease of 999 years from 2001, so approximately 976 years remaining. The annual service charge/buildings insurance is £1490.00. The flat also comes with a share of the freehold.

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

Energy Rating - C (72)

Council Tax - Band A

Viewing

Strictly by arrangement with the agents, Tersons
01304 246111
www.tersons.com

