



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.
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.

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**



Modern first floor flat, comprising of double bedroom, bathroom and open plan lounge/diner/kitchen. Further benefits include double glazing and electric boiler, and heating. EPC rating C. Council Tax Band A.

Suitable for individual professional person, sorry no smokers or pets.

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.

This landlord will only consider applicants with an income of at least £22500per annum (jointly), this is based on basic salary for contracted hours only, tax credits and pensions. Prospective applicants who do not fit this profile need not apply. Where a Guarantor (Individual) is required their earnings must be £27000per annum.

A holding deposit of £173 is payable upon

acceptance of your application, once paid the referencing will be submitted and the property secured. Should you fail referencing due to not disclosing information or you pull out you will not be refunded the holding deposit. If the Landlord wishes to remove the property from the market you will receive in full your holding deposit.

Let Alliance will check all income and will contact your employer, earnings must be evidenced by documents. Applicants cannot be considered without the above income requirement also being met. Consideration is given to those who are legally disabled or in receipt of Personal Independence Payment (PIP), formerly Disability Living Allowance (DLA). All applicants are expected to have a clean credit score and a positive landlord reference if they are currently in rented accommodation.

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.

