



the voice of experience



5TH FLOOR



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



£290,000

22 The Gateway , Dover CT16 ILG

- FANTASTIC SEA VIEWS
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- GARAGE
- CHAIN FREE
- ENERGY RATING - D (63)



To arrange a viewing please call **01304 246111**



THIS THREE BEDROOM FLAT WITH FANTASTIC SEA VIEWS MUST BE ONE OF THE LARGEST APARTMENTS IN THE GATEWAY DEVELOPMENT AND COMES WITH A GARAGE. There is a lounge with front balcony, separate dining room with side sea views. From all three bedrooms there are sea views. The kitchen offers a number of integrated appliances and there is a useful enclosed rear balcony with castle views. There is also a shower room and a second WC.

There is a useful private store room, located in the adjacent block.

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

This 5th floor apartment is situated in the popular straight section of the Gateway development. The town centre is within walking distance, along with Dover Port and Dover Priory main-line railway station with the fast-link train to London St Pancras in just over 1 hour 6 minutes. From the apartment there are some wonderful walks along the promenade, the famous white cliffs and the Western Heights area. There are excellent road links to the M20 to London, and the A2/M2. The St James development which is just across the road offers a range of shops including M&S Food hall, Next, Cinema and a number of restaurants.

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

From the communal entrance hall on the ground floor

take the lift or stairs to the fifth floor. Door to apartment 22.

Front door opening to entrance hall.

Entrance Hall

Radiator. Doors to all rooms.

Lounge

17'6 x 12'3 (5.33m x 3.73m)

Double glazed windows to front and and door opening to balcony with fabulous sea views. Radiator x 2. Door to fire escape stairs.

Balcony

19' x 4' (5.79m x 1.22m)

Sea views and along the promenade.

Dining Room

10'5 x 10'2 (3.18m x 3.10m)

Double glazed window with side sea views. Radiator.

Kitchen

10'4 x 9'6 (3.15m x 2.90m)

Fitted with a range of worktop base and wall units. Integrated oven, microwave and hob with extractor over. Integrated dishwasher and fridge. Cupboard containing the water cylinder. Drying cupboard and further storage cupboard. Single glazed window to side with castle views and into the rear enclosed balcony.

Enclosed Rear Balcony

15' x 4'8 (4.57m x 1.42m)

Ideal storage area and space for washing machine and freezer. Double glazed window to side with castle views.

Bedroom 1

13'4 x 10'1 (4.06m x 3.07m)

Double glazed window to front and side, both with sea views. Built in cupboard.

Bedroom 2

10'7 x 10'2 (3.23m x 3.10m)

Double glazed window with side sea views. Built in cupboard.

Bedroom 3

10'7 x 8'8 (3.23m x 2.64m)

Double glazed window with side sea views. Built in cupboard.

Shower Room

6' x 5'4 (1.83m x 1.63m)

Larger shower cubicle. Low level WC and wash basin. Frosted single glazed window. Heated towel rail.

WC

Low level WC and wash basin. Frosted single glazed window.

Store Room

6'4 x 3'2 (1.93m x 0.97m)

Private store room which is located in block I.

Garage No 98

18' x 9'5 (5.49m x 2.87m)

Up and over door.

LEASE AND SERVICE CHARGE DETAILS

The vendor has advised that there is a lease term remaining of 1123 years. We have been advised that the apartment comes

with a share of the freehold.

The service charge is £6,800 and is paid quarterly at £1,700. The charges includes ground rent, heating and hot water included. The service charge, covers garden & lift maintenance, cleaning of shared areas, caretaker, chute rubbish collection and building maintenance. The garage annual charges are £50.

Permit parking is available and is on a first come first serve basis.

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

Council Tax - Band D

Energy Certificate - D (63)

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

