



*the voice of experience*



11 Craighton House Castle Street , Dover CT16 1NZ

- GREAT CENTRAL LOCATION
- CHAIN FREE
- LIFT ACCESS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- ENERGY RATING D (55)

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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THIS SPACIOUS ONE BEDROOM, TOP FLOOR FLAT MUST BE AT THE TOP OF YOUR VIEWING LIST. This flat offers a lounge/diner, kitchen, double bedroom and bathroom. Further benefits include double glazing, gas central heating and lift access.

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

This property is situated in an ideal location in the centre of the town. With local shops on your doorstep along with the St James shopping area featuring a Marks & Spencer Food Hall, Cineworld and Next amongst others, this is a brilliant position to be. The beautiful sea-front and the main-line Priory railway station are just a short walk away. From Priory you can catch the fast link train to London St Pancras in 1 hour 6 minutes. There are good access routes to the A2/M2 to Canterbury and London too.

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

Take the lift to the second floor. Front door to flat 11 opening to entrance hall.

**Entrance Hall**

Radiator. Telephone entry. Two large storage cupboards, one containing the electric consumer box. Doors to all rooms.

**Lounge/Diner**

**13'7 x 10'4 (4.14m x 3.15m)**

Double glazed door opening to front small balcony. With side views of Dover castle and the market square. Radiator.

**Kitchen**

**8'9 x 8'5 (2.67m x 2.57m)**

Fitted with a range of worktop base and wall units. Integrated oven and hob. Space for washing machine and fridge. Double glazed window to front. Storage cupboard and further cupboard housing the boiler.

**Bedroom**

**10'6 x 10'4 (3.20m x 3.15m)**

Double glazed door to front opening to Juliette balcony. Radiator. Built in cupboard.

**Bathroom**

**6'5 x 5'6 (1.96m x 1.68m)**

Panelled bath with separate shower over. Low level WC and wash basin. Radiator.

**LEASE DETAILS**

The vendor has advised that the lease is 125 years from 1986 which leaves approximately 87 years remaining.

Ground rent is £50 per year and the annual service charge for the current year is £1,206.

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

Council Tax - Band A

Energy Rating - D (55)

**Viewing**

Strictly by arrangement with the agents, Tersons

01304 246111

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