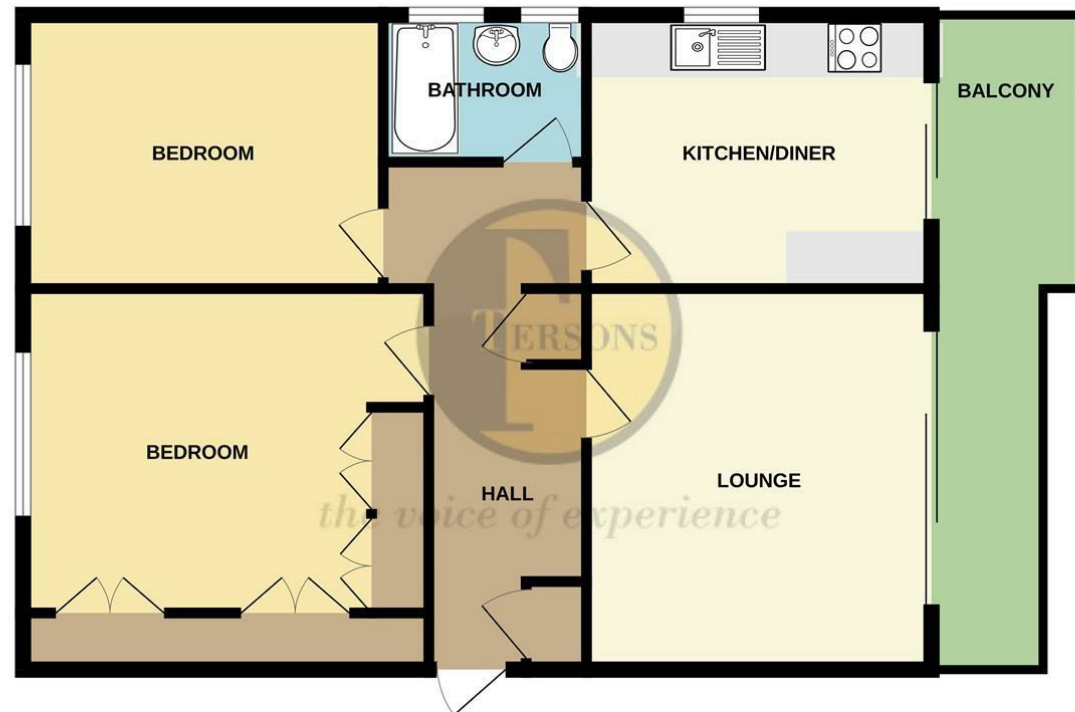




*the voice of experience*



TOP 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.  
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- **DOUBLE GLAZING**
- **2 DOUBLE BEDROOMS**
- **LARGE BALCONY WITH STUNNING VIEWS**
- **GAS CENTRAL HEATING**
- **SHARE OF THE FREEHOLD**
- **ENERGY RATING - D (65)**



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



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





This 2 double bedroom top floor flat is in good order throughout with a large lounge and balcony with stunning views across River village, kitchen/diner and bathroom. Further benefits include gas central heating, double glazing. To the outside there are communal gardens and parking. The property also comes with a share of the freehold.

Early viewing is highly recommended.

Situated in the popular London Road area of River. River village itself boasts a number of amenities, including a Co-op store, public houses and a well-regarded primary school. The property is a short distance from the main-line railway at Kearsney, and close by is Kearsney Abbey and Russell Gardens. From the property there are excellent access routes to the A2/M2 and the M20 via the Alkham Valley. Dover town centre is only a short drive away, with easy access to Priory main-line railway station with the fast-link train to St Pancras in just over 1 hour 10 minutes. Also within the town is a good range of secondary schools, together with Dover Boys' and Girls' Grammar School.

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

From the ground floor - front door opening to communal entrance with stairs leading to top floor. Front door to number 6A.

Front door into entrance hall. Store cupboard on communal landing

#### Entrance Hall

Radiator. Cupboard with electric meter. Airing cupboard with water cylinder. Doors to all rooms.

#### Lounge

14'3" x 13'2" (4.34m x 4.01m)

Radiator. Sliding double glazed doors to rear balcony. Views over River village.

#### Kitchen/Diner

11'7" x 9'9" (3.53m x 2.97m)

Fitted with a range of wall and base units with worktop over. Integrated fridge/freezer, oven, microwave, hob with extractor over and dishwasher. Space for washing machine. Double glazed window to side. Double glazed sliding doors to rear balcony.

#### Bedroom 1

14'7" x 13'8" (4.45m x 4.17m)

Double glazed window to front. Radiator. Built in wardrobe.

#### Bedroom 2

13' x 9'9" (3.96m x 2.97m)

Double glazed window to front. Radiator. Cupboard containing boiler.

#### Bathroom

7'3" x 5'9" (2.21m x 1.75m)

Panelled bath with shower attachment over. WC and hand basin within a vanity unit. Radiator. 2 x frosted double glazed windows to rear.

#### Balcony

Large balcony with views over River village.

#### OUTSIDE

Well maintained communal gardens. Parking area on a first come first serve basis.

#### LEASE DETAILS

The vendor has advised that there is a 999 year lease as from 1975 with 950 years remaining. The service

charge for the year is £1,300.00 this includes the building insurance. It is payable in two instalments over the year. The property comes with a Share of the Freehold. Peppercorn ground rent.

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

Energy performance certificate rating - D (65)

Council Tax Band C

#### Viewing

Strictly by arrangement with the agents, Tersons

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