



the voice of experience



FOURTH FLOOR



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£285,000

72 The Gateway , Dover CT16 1LQ

- **FANTASTIC SEA VIEWS**
- **WONDERFUL TWO BEDROOM APARTMENT**
- **LOUNGE & DINING AREA**
- **GARAGE & PERMIT PARKING**
- **CHAIN FREE**
- **ENERGY RATING - D (57)**



www.tersons.com
29 Castle Street, Dover, Kent, CT16 1PT



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



FANTASTIC SEA VIEWS FROM THIS WELL MAINTAINED TWO BEDROOM APARTMENT WITH GARAGE AND DINING AREA. With lift access to your front door, the 4th floor apartment is in good order throughout. It offers spacious lounge, dining area, kitchen, two bedrooms, shower room and a good size front balcony.

Further benefits include double glazing, permit parking, garage and useful ground floor store room.

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

This 4th 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 4th floor. Door to apartment 72.

Front door opening to entrance hall.

Entrance Hall

Storage cupboard with sliding doors and radiator. Doors to lounge and kitchen.

Lounge

19'4 x 12'6 (5.89m x 3.81m)

Double glazed windows to front with sea views. Double glazed patio doors opening to front balcony. Radiator x 2. Door to inner hallway and arch to dining room.

Front Balcony

18'6 x 4'9 (5.64m x 1.45m)

Sea views. Tiled floor.

Dining Area

9'4 x 7'8 (2.84m x 2.34m)

Double glazed window to side with sea views. Radiator.

Kitchen

15'5 max x 11'6 narrowing to '9 (4.70m max x 3.51m narrowing to '2.74m)

Kitchen which incorporates the rear enclosed balcony area. Fitted with a range of worktop base and wall units. Integrated double oven and hob with extractor over. Space for washing machine, dishwasher and fridge/freezer. Double glazed windows to rear with castle views. Waste chute. Door to inner hallway.

Inner Hallway

Drying cupboard. Further cupboard with water cylinder. Doors to bedrooms and shower room.

Bedroom 1

12'5 x 10'4 (3.78m x 3.15m)

Double glazed window to front with sea views. Built in wardrobe.

Bedroom 2

11'2 x 9' (3.40m x 2.74m)

Double glazed window to rear with castle views. Built in wardrobe.

Shower Room

8'5 x 5'4 (2.57m x 1.63m)

Large shower cubicle with fully tiled walls. Low level WC and wash basin with cupboard under. Heated towel rail. 2 x frost double glazed windows to rear.

Private Store Room

7'1 x 2'9 (2.16m x 0.84m)

Located on the ground floor in the adjacent block (78-89).

Garage

18' x 9'6 (5.49m x 2.90m)

Garage No 85 with up and over door.

LEASE & SERVICE CHARGE DETAILS

The vendor has advised that there is a lease term remaining of 1082 years. We have been advised that the apartment comes with a share of the freehold.

The service charge is £5,722.56 and is paid quarterly at



£1,430.64. 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.

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.

Floorplan to follow

Council Tax - Band C.

Energy Certificate - D (57)

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111



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