



Property Details

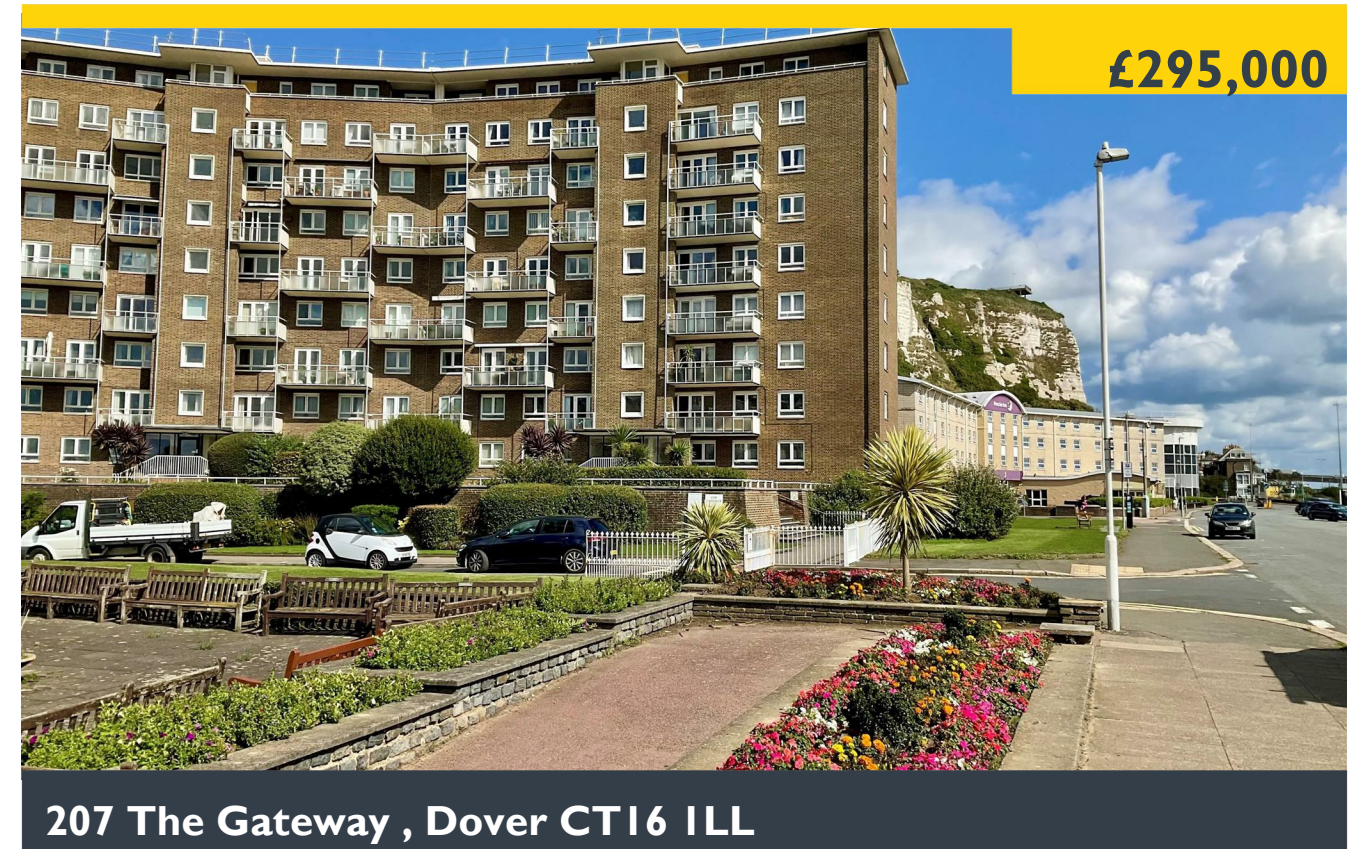
*the voice of experience*



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 floorplan 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.



207 The Gateway , Dover CT16 1LL

- SEA VIEWS FROM EVERY WINDOW
- THREE BEDROOMS
- LOUNGE & DINING AREA
- CHAIN FREE
- LIFT ACCESS
- ENERGY RATING - D (57)



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



To arrange a viewing please call 01304 246111



DRAFT DETAILS. A SEA VIEW FROM EVERY WINDOW!! This 2nd floor apartment offers three bedrooms, lounge, dining area, kitchen, enclosed rear balcony, bathroom and further WC. Accessed from the lounge is a good size front balcony which offers wonderful views along the seafront and towards France. Further benefits include double glazing, communal central heating and useful ground floor store room. There is lift access direct to the front door. Permit parking is included.

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

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 5 minutes. There are excellent road links to the M20 to London, and the A2/M2. The St James development has transformed the retail and leisure area in the heart of Dover. Offering a range of shops including M&S Food, Next, Cinema and a range 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 floor 2. Door to apartment 207.

#### Entrance Hall

Radiator. Open to lounge. Door to kitchen and inner hallway.

#### Lounge

19'3 x 12'1 max (5.87m x 3.68m max)

Double glazed window to front with sea views and double glazed patio doors opening to front balcony. Radiator x 2. Open to dining area.

#### Front Balcony

15' x 5' (4.57m x 1.52m)

With fantastic sea views.

#### Dining Area

9'5 x 6'7 (2.87m x 2.01m)

Double glazed window to front with sea views. Radiator.

#### Kitchen

11' x 7' (3.35m x 2.13m)

Fitted with a range of worktop base and wall units. Space for cooker, washing machine and fridge/freezer. Storage cupboard with electric box. Drying cupboard. Window to rear. Door to enclosed rear balcony.

#### Rear Enclosed Balcony

10'5 x 3'2 (3.18m x 0.97m)

Double glazed window to rear with sea views. Waste chute.

#### Inner Hallway

Storage cupboard. Cupboard containing water cylinder. Doors to bedrooms and bathroom,

#### Bedroom 1

11'9 x 10'2 (3.58m x 3.10m)

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

#### Bedroom 2

11'9 x 8'1 (3.58m x 2.46m)

Double glazed window to front with sea views.

#### Bedroom 3

10'2 x 7'3 max (3.10m x 2.21m max)

Double glazed with secondary glazing over to rear with sea views. Built in cupboard.

#### Bathroom

6'9 x 5'6 (2.06m x 1.68m)

Panelled bath with shower attachment over. Low level WC and wash basin. Heated towel rail. Frosted double glazed window to rear.

#### Separate WC

Low level WC. Frosted double glazed window to rear.

#### Store Room

Located on the ground floor.

Floorplan to follow.

#### LEASE & SERVICE CHARGE DETAILS

We are advised by the vendor that there is a lease in place due to expire in 3106 therefore approximately 1082 years remaining. We have been advised that the apartment comes with a share of the freehold.



The annual service charge is £6,297.20 for the year 2024/2025. Payable quarterly at £1,574. The charges include ground rent, annual maintenance charges and cleaning of the communal area. These charges include the heating and hot water. .

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

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

Council Tax - Band C.

Energy Certificate - D (57)

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com



www.tersons.com



www.tersons.com