



*the voice of experience*



**33 Kingsford Court, Coombe Valley Road, Dover CT17 0TT**

DRAFT DETAILS. MODERN 1 BEDROOM RETIREMENT FLAT. This first floor flat offers 1 double bedroom, kitchen, lounge/diner and shower room. Further benefits include stair lift, double glazing and electric heating.

- **RETIREMENT FLAT FOR OVER 55s**
- **DOUBLE BEDROOM**
- **LOUNGE/DINER**
- **CENTRAL LOCATION**
- **COMMUNAL GARDEN & LOUNGE**
- **ENERGY RATING - D (62)**

An early viewing is highly recommended.

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.





**MODERN 1 BEDROOM RETIREMENT FLAT.**  
This first floor flat offers 1 double bedroom, kitchen, lounge/diner and shower room. Further benefits include stair lift, double glazing and electric heating.

An early viewing is highly recommended.

This purpose built modern block of flats is situated at the junction of Coombe Valley Road and London Road, Dover. Within the local area there are selection of shops and take away restaurants and the town centre is just a short distance away. Buses pass by regularly on the London Road and there are good access routes to Whitfield and the A2.

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

Entrance door into Communal Hallway. Take stairs to first floor or communal stair lift.

**Entrance Hall**

Front door to entrance hall. Cupboard with electrical consumer box. Wall mounted electric heater. 1 x Storage cupboard and 1 cupboard containing Water Cylinder (recently fitted). Doors to all rooms.

**Lounge / Diner**  
17'4 max x 12'4 (5.28m max x 3.76m)

Double glazed window and double glazed door to Juliet balcony to rear. Wall mounted electric heater. Opening to kitchen. Telephone entry system.

**Kitchen**  
7'9" x 6'7" (2.36m x 2.01m)

Fitted out with a range of wall and base units with roll top work surface over. Single bowl sink and drainer with splash back tiling around. Integrated oven and hob with extractor hood over. Space for washing machine and fridge/freezer.

**Bedroom**  
12'7" x 9'2" (3.84m x 2.79m)

Double glazed window to front. Wall mounted electric heater. Built in wardrobes to one wall.

**Shower Room**  
6'8 x 6'5 (2.03m x 1.96m)

Large walk-in shower enclosure with splash back tiling around. Low level WC. Hand wash basin with cupboard under. Electric towel radiator.

**OUTSIDE**  
Communal Gardens.

Residents Parking Area on a first come basis,

EPC rating D (62)

**LEASE**

We understand the lease is for 99 years from March 1988, which leaves approx. 63 years remaining.

We have been advised by the vendor that service charges are £TBC Per month (this charge includes cleaning of the communal areas, heating and lighting of communal areas, maintenance of the common areas of the building and the gardens, maintenance and servicing of the chair lift and a proportion of the building insurance, and payment for the warden's assistance.) The lease, maintenance and service charges are provided by Riverside Housing who run the block of flats.

**NOTE**

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

When a flat is sold the vendor must pay ½ % of the

sale price for each year of occupation to Riverside.

The purchase of these flats is restricted to to people aged in excess of 55 years.

Energy Rating - D (62)

Council Tax - Band A

Viewing  
Strictly by arrangement with the agents, Tersons  
01304 246111  
www.tersons.com

