



Property Details



the voice of experience

Per Month

£850 Per



Flat 5 55 Castle Avenue, , Dover CT16 IEZ

STUNNING & SPACIOUS 2 DOUBLE BEDROOM REFURBISHED TOP FLOOR FLAT SET IN THE POPULAR CASTLE WARD. With newly fitted modern kitchen and shower room this property will make an ideal rental . Further benefits include double glazing, gas central heating and views across Dover.

- **SPACIOUS TOP FLOOR FLAT**
- **2 DOUBLE BEDROOMS**
- **RECENTLY UPDATED**
- **DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **CASTLE WARD LOCATION**

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.



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



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



AVAILABLE NOVEMBER ! STUNNING & SPACIOUS 2 DOUBLE BEDROOM TOP FLOOR FLAT SET IN THE POPULAR CASTLE WARD. With modern kitchen and shower room this property will make an ideal rental . Further benefits include double glazing, gas central heating and views across Dover. Sorry no children, smokers or pets. EPC rating D. Council Tax Band A.

This landlord will only consider applicants with an income of at least £25500 per annum (jointly), this is based on basic salary for contracted hours only, tax credits and pensions.

Prospective applicants who do not fit this profile need not apply.

Where a Guarantor (Individual) is required their earnings must be £30600 per annum.

A holding deposit of £196.00 is payable upon acceptance of your application, once paid the referencing will be submitted and the property secured. Should you fail referencing due to not disclosing information or you pull out you will not be refunded the holding deposit. If the Landlord wishes to remove the property from the market you will receive in full your holding deposit.

Let Alliance will check all income and will contact your employer, earnings must be

evidenced by documents. Applicants cannot be considered without the above income requirement also being met. Consideration is given to those who are legally disabled or in receipt of Personal Independence Payment (PIP), formerly Disability Living Allowance (DLA). All applicants are expected to have a clean credit score and a positive landlord reference if they are currently in rented accommodation.

Applicants will be asked to produce government issued photographic ID as well as a recent proof of address such as a utility bill, a council tax bill or a letter from your employer, but not a bank statement or a mobile phone bill. We would ask for your cooperation in order that there will be no delay in agreeing the let (subject to references and subject to contract).

TOP FLOOR

Entrance Hall

Radiator, telephone entry. Doors to all room.

Lounge/Diner

Spacious 30ft long lounge/diner with 2 large double glazed windows to front with views across Dover and distant sea views. Radiators x 3.

Kitchen

Newly installed kitchen to include a range of

worktop base and wall units. Space for washing machine and include fridge/freezer and range cooker. Single bowl sink with splash back tiling around. Double glazed window to side.

Bedroom

Good size double bedroom with built in wardrobes to one wall. Radiator. Double glazed window to rear.

Bedroom

Good size double bedroom with a range of built in cupboards. Radiator. Double glazed window to rear.

Shower Room

Recently updated to include low level WC, wash basin with cupboard under and large shower cubicle. Frosted double glazed window to side. Cupboard containing boiler and further storage cupboard. Vertical radiator.

