



the voice of experience



SECOND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA - 618 sq.ft. (57.4 sq.m.) approx.
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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£170,000

31 White Fields Court Manley Close, Whitfield, Dover CT16

- Exclusively to the over 60s.
- Residents Lounge
- Lift Access
- Chain Free
- On Site House Manager
- Energy Rating - C (80)



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



To arrange a viewing please call 01304 246111



A SPACIOUS AND WELL MAINTAINED CHAIN FREE 1 BEDROOM 2nd FLOOR APARTMENT SET IN THE PRESTIGIOUS WHITE FIELDS COURT DEVELOPMENT. The apartment offers a lounge/diner, modern kitchen with built in appliances, large bedroom with walk in wardrobe and a shower room with walk in shower. Further benefits include double glazing, under floor heating and large storage cupboard. These apartments are available to the over 60s.

An early viewing is highly recommended on this rarely available & chain free apartment.

This McCarthy and Stone development which was built in 2014 is set in the popular location of Whitfield which boasts many local amenities, including Post Office, general store, doctors surgery, and public house. Just outside the door is a useful bus stop with a regular service. Tesco, B&Q, B&M Stores and further superstores are also close by. Dover town centre is within 2-3 miles with the usual town facilities, including Priory main-line railway station with the fast-link train to London St Pancras in 1 hour 10 minutes. There are excellent access routes to the A2/M2 to Canterbury and beyond. There are a also good selection of shops along with the new shopping area at St James.

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

Once entering the communal entrance door and walking through the residents lounge, take the lift or stairs to the second floor.

Apartment front door opening to entrance hall.

Entrance Hall

Spacious entrance hall. Doors to bedroom, lounge/diner and shower room. Loft access. Door to large storage cupboard.

Storage Cupboard

6'1 x 3'7 (1.85m x 1.09m)

Ample storage space. Hanging space and shelving. Water cylinder. Wall mounted electric consumer box and meter.

Lounge/Diner

23'2 x 10'5 (7.06m x 3.18m)

Double glazed window to front with electrically operated openers. Door to kitchen.

Kitchen

7'7 x 7' (2.31m x 2.13m)

Fitted out with a modern range of worktop base and wall units. Integrated fridge/freezer, dishwasher, oven, hob with extractor hood over. Single bowl sink with splash back tiling around. Tiled floor.

Bedroom

13'3 x 10'3 (4.04m x 3.12m)

Double glazed window to front. Door to walk in wardrobe.

Walk in Wardrobe

6'1 x 4'8 (1.85m x 1.42m)

Hanging and shelving.

Shower Room

7'1 x 6'9 (2.16m x 2.06m)

Large walk in shower cubicle with pull down seat. Low level WC and wash basin with cupboard under. Fully tiled walls and floor.

Residents' Lounge

On the ground floor is a large residents' lounge with doors opening to the well maintained communal gardens. Just off the lounge is a small kitchen area.

Lease and Service Charge Details

The vendor has advised that there is a lease of 125 years as from 2013. The annual ground rent is £425.00 which is paid half yearly.

The annual service charge for the current year is £4,123.68 and this can be paid monthly at a rate of £343.64

We understand that the service charge covers for the following items

- 24 Hour emergency call system
- Upkeep of gardens and grounds
- Heating in homeowner's apartments
- Building Insurance
- Water rates for the apartments
- Cost of the House Manager
- General maintenance of the external and communal areas.
- Cleaning of communal areas.



We understand that there is a guest suite which can be used by family members visiting at a cost of £25 per night, subject to availability.

Parking spaces can be purchased subject to availability, the fee is usually £250 per year but please check direct with the House Manager.

All of the above information should be checked by your legal representative before proceeding.

OUTSIDE

There is access to the well maintained communal garden with seating area.

Energy Performance Certificate - TBC

Council Tax - Band A

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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