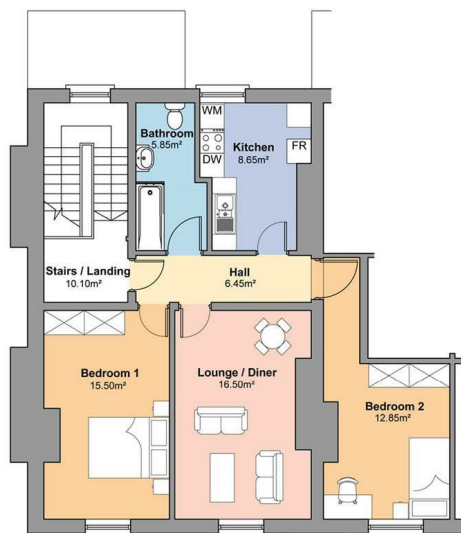
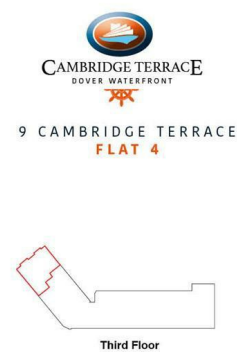


Property Details

the voice of experience



Room Key

- Bedroom
- Kitchen
- Lounge
- Bathroom
- Storage
- Circulation
- Garden

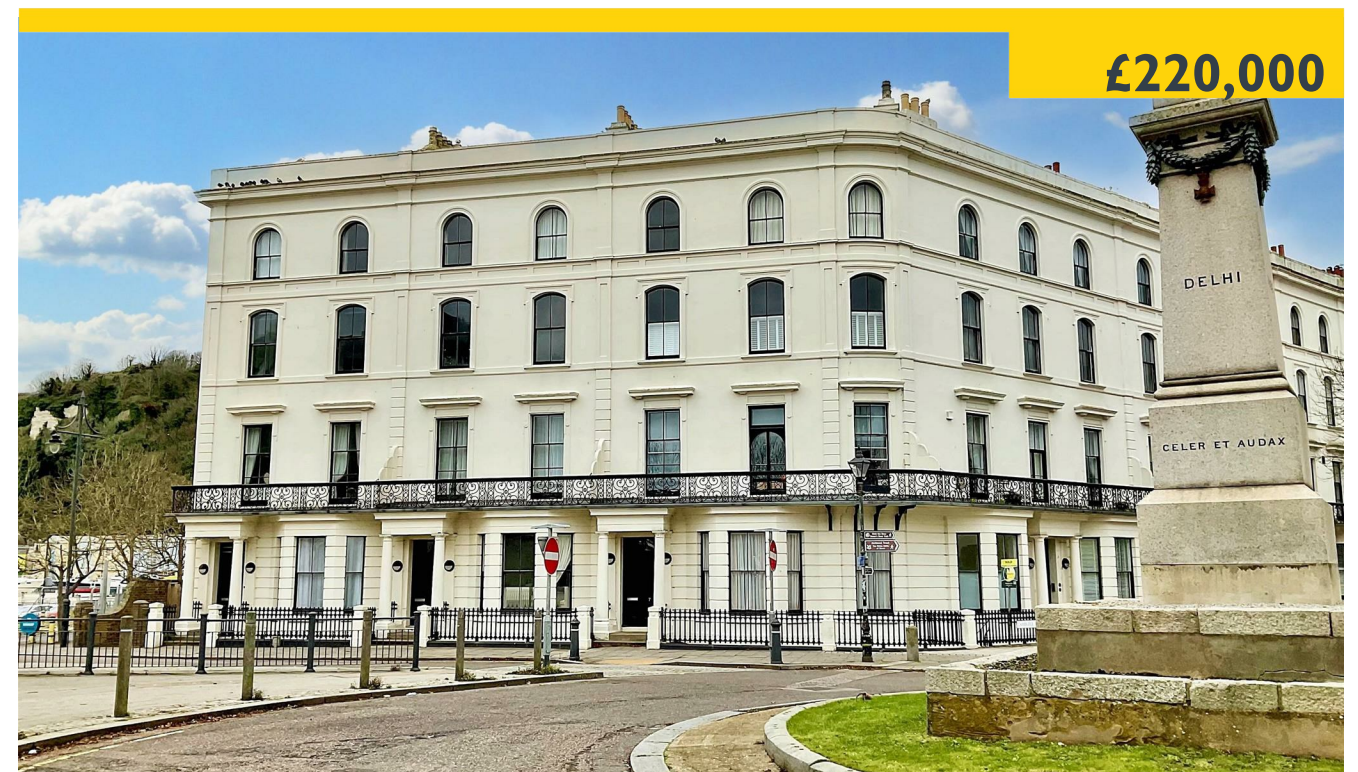
* Areas subject to construction tolerances

0 5m

Scale



Third Floor



£220,000

Flat 4 9 Cambridge Terrace , Dover CT16 1JT

- FANTASTIC TOP FLOOR FLAT WITH SEA VIEWS
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- CHAIN FREE
- EXCELLENT CONDITION THROUGHOUT
- ENERGY RATING - D (55)

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



THIS WONDERFUL TOP FLOOR FLAT OFFERS SEA VIEWS TO THE FRONT AND TWO DOUBLE BEDROOMS. There is lounge/diner with sea views and a modern kitchen and bathroom.

The property benefits from an allocated parking space, underfloor heating throughout and communal garden to the rear.

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

Living within the Town, adjacent to the waterfront, offers a great lifestyle choice, combining idyllic walks along the Seafront, up to the world-famous White Cliffs and historic Dover Caste. With Dover Priory Station only a few minutes' walk away, access to the high-speed rail service, which reaches London St Pancras in 65 minutes, makes commuting for work or days out in London easily achievable. The St James Retail & Leisure Park and the Dover Western Docks Revival, both within walking distance. There are excellent access routes to the A20/M20 & the A2/M2.

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

Communal stairs to third floor. Flat door opening to entrance hall



Entrance Hall

Telephone entry system. Wall mounted electric consumer board. Loft access. Doors to all rooms.

Lounge/Diner

16'8 x 11'4 (5.08m x 3.45m)

Window to front with sea views.

Kitchen

11'2 x 8'3 max (3.40m x 2.51m max)

Fitted with a range of worktop base and wall units. Integrated double oven and hob with extractor over. Washing machine, fridge/freezer and dishwasher are included. Secondary glazed window to rear. Cupboard containing the central heating system.

Bedroom 1

16'7 x 10'1 (5.05m x 3.07m)

Window to front with sea views.

Bedroom 2

12'6 x 10'2 (3.81m x 3.10m)

Window to front with sea views.

Bathroom

11'3 x 6'1 max (3.43m x 1.85m max)

Panelled bath with shower attachment over and splash back tiling around. Low level WC and wash basin with cupboard under.



OUTSIDE

There is a communal garden area to the rear with pergola and patio area.

On the ground floor of the block 6 is a useful secure bike storage room.

Communal bin area.

Parking space to the rear, number 17.

Note

The property is to be sold furnished (a full list of furnishings is available please ask the agent for further details)

LEASE DETAILS

The vendor has advised that there is a lease of 125 year lease as from 2018 so leaving 119 years remaining. The annual ground rent is £150.00. The annual service charge is £1,931.65.



Energy Performance Certificate - D (55)

Council Tax - B

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

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



www.tersons.com



www.tersons.com