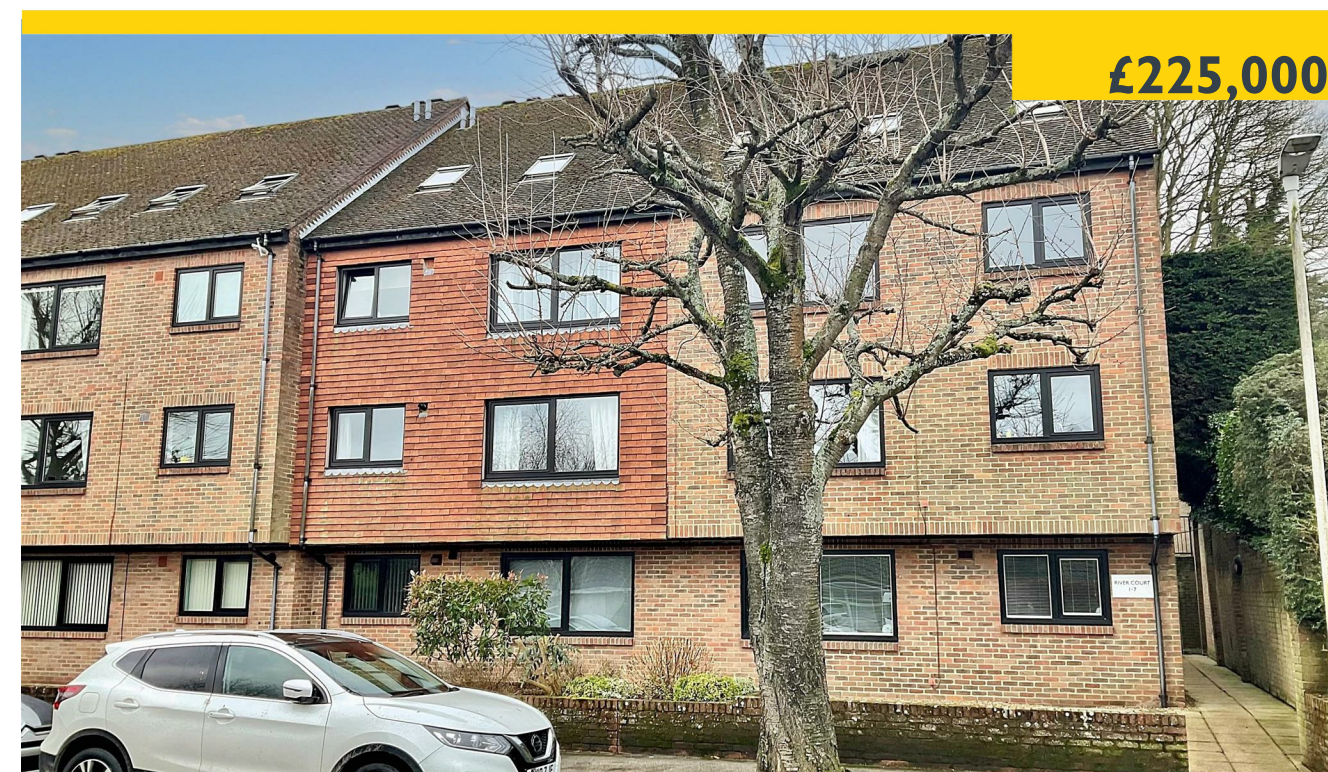




## Property Details



**TERSONS** *the voice of experience*



**3 River Court Lewisham Road , Dover CT17 0QJ**

- **MODERN TWO DOUBLE BEDROOM FLAT**
- **STEP FREE ACCESS**
- **GARAGE & PARKING**
- **CHAIN FREE**
- **VILLAGE LOCATION**
- **ENERGY RATING - B (81)**

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.

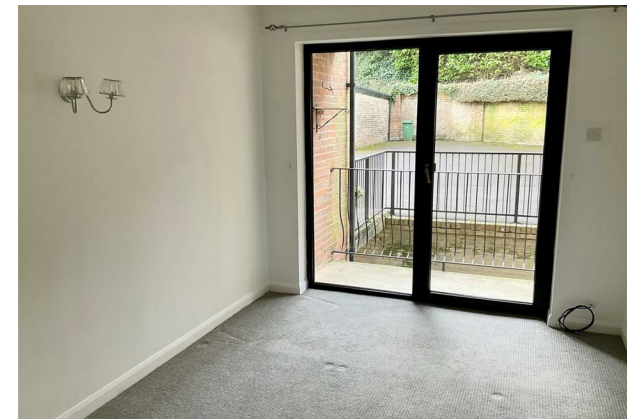


**www.tersons.com**  
**29 Castle Street, Dover, Kent, CT16 IPT**



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





IF YOU ARE LOOKING FOR A FLAT WITH NO STEPS TO CLIMB, THEN THIS COULD BE THE ONE FOR YOU. This modern flat set in the popular village of River, offers two double bedrooms, lounge/diner, kitchen and bathroom. Further benefits include double glazing and gas central heating.

The flat also comes with a garage and communal parking area.

This purpose built apartment is situated in River village with local facilities, including primary school, shops and public houses. Closeby is the main-line railway station at Kearsney There are excellent access routes to the A2/M2 and also the M20 via the Alkham Valley. Dover town centre is approximately 2-3 miles away with the usual town facilities and The Priory main-line railway station with the fast link train to London St Pancras in 1 hour and 5 mins. Buses, pass by the door on a regular basis with a bus stop just outside.

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

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

From the rear of the property, is the communal entrance. From the communal hallway door to flat 3.

#### Entrance Porch

Wall mounted electric box. Door to entrance hall.

#### Hallway

Radiator. Doors to all rooms. Telephone entry.

#### Lounge/Diner

17'5 x 12'11 (5.31m x 3.94m)

Double glazed window to front with views over the village. Radiator.

#### Kitchen/breakfast Room

15' x 9' (4.57m x 2.74m)

Fitted with a modern range of worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine, fridge/freezer and tumble dryer. Double glazed window to front. Cupboard containing the boiler.

#### Bedroom 1

15' narrowing to 13' x 9' (4.57m narrowing to 3.96m x 2.74m)

Double glazed window to rear. Radiator.

#### Bedroom 2

12' x 8'11 (3.66m x 2.72m)

Double glazed sliding door opening to rear balcony. Radiator.

#### Bathroom

8' x 5' (2.44m x 1.52m)

Modern bathroom to include panelled bath with separate shower over. Low level WC and wash basin. Radiator. Frosted double glazed window to side.

#### OUTSIDE

There is communal parking area to the rear.

#### GARAGE NO 1

16'2 x 8'3 (4.93m x 2.51m)

Up & over door. Power and light.

#### LEASE DETAILS

The vendor has advised that there is a 999 year lease from 2019, so approximately 993 years remaining and also comes with a share of the freehold. The annual service charge for the current year is £1,560.00, There is a pepper corn ground rent.

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



Energy Rating - B (81)

Council Tax - Band C

Viewing

Strictly by arrangement with the agents, Tersons  
01304 246111

[www.tersons.com](http://www.tersons.com)



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