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Property Details

LOWER FLOOR

GROUND FLOOR



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Flat 1 2 Cambridge Terrace , Dover CT16 1JT

- FABULOUS TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE
- STONES THROW FROM THE SEAFRONT
- PRIVATE COURTYARD GARDEN
- ALLOCATED PARKING SPACE
- MUST BE VIEWED
- ENERGY RATING - E (40)



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To arrange a viewing please call 01304 246111



IF YOU ARE LOOKING TO LIVE CLOSE TO THE SEA, THIS WONDERFUL & SPACIOUS TWO BEDROOM GROUND FLOOR MAISONETTE COULD BE FOR YOU. Set in this Grade II Listed building the property offers a lounge, kitchen/diner two double bedrooms. En-suite bathroom and separate shower room. Further benefits include under floor heating on the ground floor and radiators on the lower floor.

To the outside there is a private courtyard garden, access to the communal garden and an allocated parking space.

An early viewing is highly recommended.

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 Castle. 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):-

GROUND FLOOR

From the communal hallway, door to flat 1, opening to entrance hall.

Entrance Hall

14'2 x 7'1 (4.32m x 2.16m)

Spacious entrance hall, which is large enough to use as a study area. There are built in storage cupboards. Wall mounted electric consumer board and telephone entry. Doors to lounge and kitchen/diner.

Lounge

14'11 into bay x 13'11 (4.55m into bay x 4.24m)

An inviting room offering feature fireplace and secondary glazed bay window to front with shutters.

Kitchen/Diner

14' x 11'9 (4.27m x 3.58m)

Fitted with a full range of worktop base and wall units. Integrated double oven and hob with extractor over. Ceramic sink with colourful splashback. Feature fire place and French doors with fitted shutters opening to the Juliette balcony with views over the private courtyard garden. Space for dishwasher and fridge/freezer. Door to rear lobby.

Rear Lobby

Doors to WC and to rear garden access. Stairs leading down to the lower floors. There is also a stairlift which could remain if required.

WC

Low level WC and wash basin. Wall mounted heater. Window to rear.

LOWER FLOOR

Hallway

Spacious hallway with doors leading to the two bedrooms and shower room. Radiator. Within the hallway there is ample storage space and cupboard area. Door to rear lobby.

Bedroom 1

20'8 into bay x 13'10 (6.30m into bay x 4.22m)

Large bedroom with secondary glazed windows to front with fitted shutters. Radiator x 2. Door to front lobby storage area and further under pavement storage space.

Bedroom 2

14'6 x 12'7 (4.42m x 3.84m)

Double bedroom with radiator. Window to rear with fitted shutters. Door to en-suite bathroom.

En-Suite Bathroom

5'2 x 4'4 (1.57m x 1.32m)

Panelled bath with separate shower over. Low level WC and wash basin with cupboard under. Radiator.

Shower Room

7'8 x 9' (2.34m x 2.74m)

Large walk in shower cubicle. Low level WC and wash basin with cupboard under. Radiator.

Rear Lobby

Door to boiler cupboard and door to outside rear access. From here there are steps leading up to the private courtyard area.

Boiler Cupboard

Space for washing machine. Boiler for the heating and hot water.

OUTSIDE

Rear private courtyard garden. With electric points. Gate leading to the communal garden area.

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 CT3

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 £3,036.20

Energy Performance Certificate - E (40)

Council Tax - B

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

Strictly by arrangement with the agents, Tersons 01304 246111
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