



FIRST FLOOR



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29 Castle Street, Dover, Kent, CT16 IPT



Property Details

the voice of experience



28 Windsor House Durham Close , Dover CT17 9BD

VENDOR TO PAY STAMP DUTY. THIS SPACIOUS TWO DOUBLE BEDROOM FLAT WILL MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY. Set on the first floor, there is a lounge/diner with sun room, separate kitchen, two double bedrooms, shower room and WC. The property further benefits from double glazing, ground floor store room.

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

- **TWO DOUBLE BEDROOM FIRST FLOOR FLAT**
- **CLOSE TO TOWN**
- **CHAIN FREE**
- **DOUBLE GLAZING & GAS CENTRAL HEATING**
- **GROUND FLOOR STORE ROOM**
- **ENERGY RATING - C (79)**



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



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Situated within easy walking distance of Dover town, and the main shopping parade. Also within walking distance is Priory main-line railway station with the fast link train to London St Pancras in just over 1 hour 5 minutes. There are good access routes to the A20/M20 to Ashford and London.

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

From the communal entrance hall, take the stairs to the first floor. Door to flat 28 opening to entrance hall.

Entrance Hall

Radiator. Storage cupboard containing the gas & electric meter and consumer board. Telephone entry. Doors to all rooms.

Lounge/Diner

15'5 x 13'7 (4.70m x 4.14m)

Two double glazed windows to rear. Radiator. Storage cupboard. Door to sun room.

Sun Room

12' max x 7' (3.66m max x 2.13m)

Double glazed windows to rear. Radiator.

Kitchen

12'1 max x 9' (3.68m max x 2.74m)

Fitted with a range of worktop base and wall units. Space for cooker, washing machine and fridge/freezer. Wall mounted boiler. Double glazed window to front with castle views.

Bedroom 1

12'5 x 11'4 (3.78m x 3.45m)

Double glazed window to side. Radiator. Built in wardrobes with sliding doors.

Bedroom 2

11'11 x 8'10 (3.63m x 2.69m)

Single glazed window to rear (looking into sun room). Radiator.

Shower Room

Large shower cubicle. Wash basin. Built in cupboards. Radiator. Frosted double glazed window to rear.

WC

Low level WC. Frosted double glazed window to rear.

Ground Floor Store

LEASE DETAILS

The vendor has advised that there is a lease in place with 86 years remaining. The annual ground rent is £10.00 and the annual service charge is £346.53.

Vendor will pay stamp duty up to £700.

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

Energy Rating - Band C (79)

Council Tax - Band A

Viewing

Strictly by arrangement with the agents, Tersons

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