



Property Details

TERSONS *the voice of experience*

SECOND FLOOR



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



£155,000

33 White Fields Manley Close, Whitfield, Dover CT16 3NA

- RETIREMENT APARTMENT FOR THE OVER 60s
- SPACIOUS ONE BEDROOM APARTMENT
- LIFT ACCESS
- COMMUNAL LOUNGE & GARDENS
- CHAIN FREE
- ENERGY RATING - C (77)



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



ONE OF THE LARGER ONE BEDROOM PROPERTIES AVAILABLE AT WHITE FIELDS COURT AND WELL MAINTAINED THROUGHOUT THIS 2ND FLOOR APARTMENT SET IN THE PRESTIGIOUS 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 5 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. Double glazed window to rear. Doors to large storage cupboard & study room.

Storage Cupboard

5'11 x 4'7 (1.80m x 1.40m)

Water cylinder. Wall mounted electric consumer box and meter & storage space.

Study Room/Large Cupboard

5'4 x 5' (1.63m x 1.52m)

Space for desk and has shelving.

Lounge/Diner

18'6 x 10'4 (5.64m x 3.15m)

Double glazed window and door opening to Juliette balcony with views of the communal gardens. Door to kitchen.

Kitchen

7'9 x 7'2 (2.36m x 2.18m)

Fitted out with a modern range of worktop base and wall units. Integrated fridge/freezer, oven and hob with extractor hood over. Single bowl sink with splash back tiling around. Double glazed window to rear.

Bedroom

15'1 x 12'11 (4.60m x 3.94m)

Large bedroom with double glazed window to rear. Door to walk in wardrobe/dressing room.

Dressing Room

11'4 x 6' (3.45m x 1.83m)

Fitted with shelving and hanging space.

Shower Room

7'1 x 6'8 (2.16m x 2.03m)

Large walk in shower cubicle. Low level WC and wash basin with cupboard under. Heated towel rail. 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.

There is also a communal laundry room on the ground floor with a number of washing machines and dryers.

LEASE DETAILS

The vendor has advised that there is a lease of 125 years as from 2013 so around 112 years remaining. The annual ground rent is £425 which is paid half yearly.

The annual service charge for the current year is £4,128.00 and this can be paid monthly at a rate of £344.00.

We under stand 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 Rating - C (77)

Council Tax - Band A

Size of flat - 70 Sqm Approx.

Viewing

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



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