



*the voice of experience*

TOP FLOOR



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29 Castle Street, Dover, Kent, CT16 IPT



**32 Leyburne Road , Dover CT16 1SH**

- **TWO DOUBLE BEDROOM TOP FLOOR FLAT**
- **CHAIN FREE**
- **SOME UPDATING REQUIRED**
- **CASTLE VIEWS**
- **CENTRAL LOCATION**
- **ENERGY RATING - E (43)**



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





A SPACIOUS TWO DOUBLE BEDROOM TOP FLOOR FLAT. This flat offers a lounge/diner, kitchen, two double bedrooms, bathroom and WC. The flat is ideal for buy to let investors or first time buyers.

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

This property is situated in an ideal location in the popular Castle Ward area of town. It is just a short walk into town with St James shopping area offering a range of shops and restaurants. Close by is the sea front and the main-line Priory railway station. From Priory you can catch the fast link train to London St Pancras in 1 hour 5 minutes. There are good access routes to the A2/M2 to Canterbury and London. Within the area is a good range of primary and secondary schools, together with the Dover Boys' and Girls' Grammar Schools.

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

From the communal area, take the stairs to the top floor. Door to No 32 opening to entrance hall.

#### Entrance Hall

Telephone entry. Large walk-in storage

cupboard. Further two cupboards one containing a water cylinder. Wall mounted electric heater. Doors to all rooms.

#### Lounge/Diner

17'6 x 11'7 (5.33m x 3.53m)

Two double glazed windows to rear with views over Dover. Storage alcove. Two wall mounted electric heaters.

#### Kitchen

12'1 x 8'8 (3.68m x 2.64m)

Fitted with a range of worktop base and wall units. Integrated oven and hob. Space for washing machine and fridge/freezer. Double glazed window to front with castle views.

#### Bedroom 1

12'7 x 11'7 (3.84m x 3.53m)

Double glazed windows to rear. Built in cupboards. Wall mounted electric heater.

#### Bedroom 2

11'7 x 8'8 (3.53m x 2.64m)

Double glazed window to front with castle views. Wall mounted electric heater.

#### Bathroom

Panelled bath with separate shower over. Wash basin. Frosted double glazed window to front.

#### WC

Low level WC, Frosted double glazed window to front.

#### LEASE DETAILS.

The vendor has advised that there is a lease of 116 years from 1991, so a lease term of 82 years remaining. The annual ground rent is £10.00. The annual service charge for 2025/26 is £1,043.75.

Freeholder is Dover District Council.

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

Energy Rating - E (43)

Council Tax - Band B

#### Viewing

Strictly by arrangement with the agents, Tersons  
01304 246111  
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