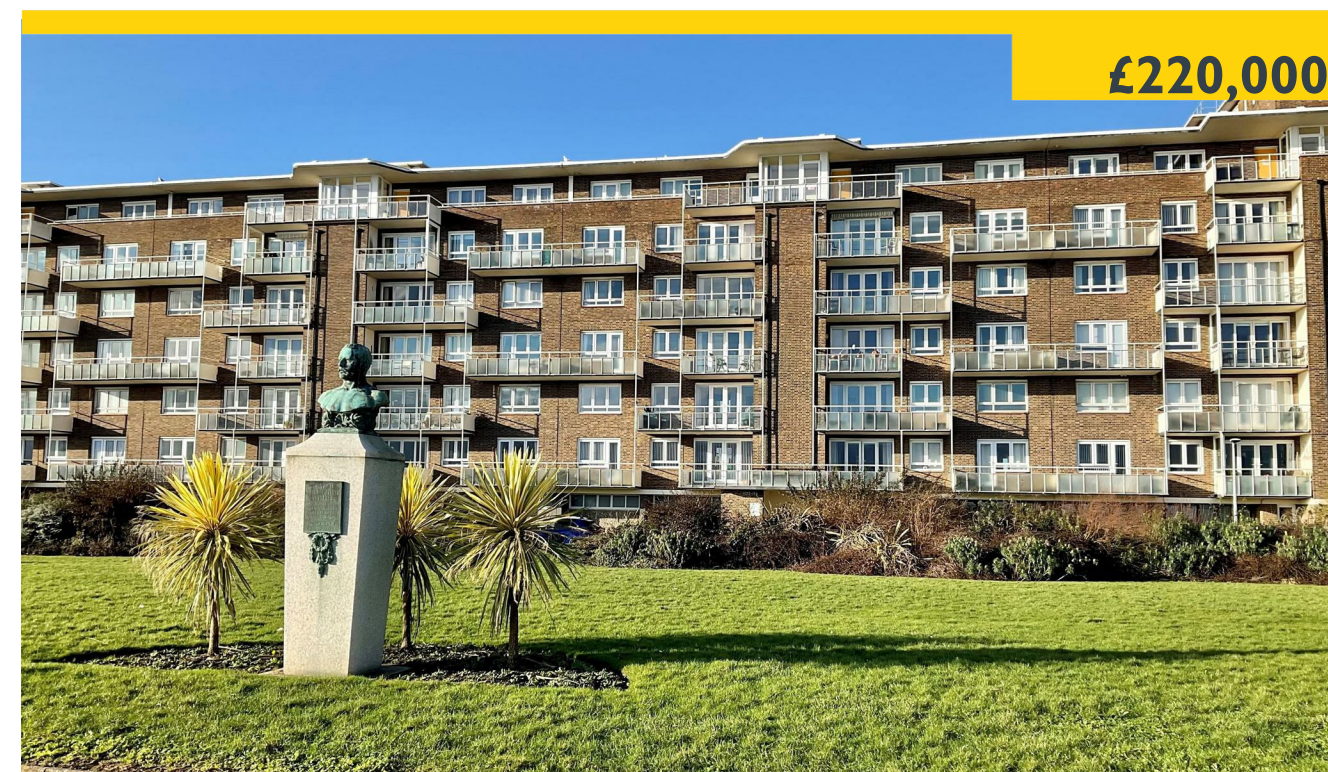




Property Details



TERSONS *the voice of experience*



||| The Gateway, Dover CT16 1LH

- **FANTASTIC SEA VIEWS FROM THIS FIFTH FLOOR APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **DIRECT LIFT ACCESS**
- **TWO FRONT BALCONIES**
- **PERMIT PARKING**
- **ENERGY RATING - TBC**

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.

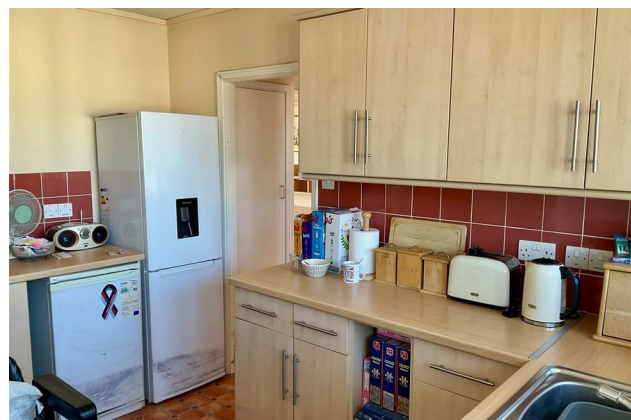
Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, 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.



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29 Castle Street, Dover, Kent, CT16 1PT



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



FABULOUS DIRECT SEA VIEWS FROM THIS 5TH FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS. The apartment offers lounge/diner with sea views, two front balconies and an enclosed rear balcony. There is a wet rom and separate WC. The apartment also benefits from double glazing, permit parking, lift access.

An early viewing is highly recommended.

This 5th floor apartment is situated in the popular straight section of the Gateway development. The town centre is within walking distance, along with Dover Port and Dover Priory main-line railway station with the fast-link train to London St Pancras in just over 1 hour 6 minutes. There are excellent road links to the M20 to London, and the A2/M2. The St James development which is just across the road offers a range of shops including M&S, Next, Cinema and a number of restaurants.

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

From the communal entrance hall on the ground floor take the lift or stairs to floor 5. Door to apartment 111

Front door opening to entrance hall.

Entrance Hall

Radiator. Doors to lounge/diner and kitchen.

Lounge/Diner

19'4 x 12'6 (5.89m x 3.81m)

Double glazed window to front with sea views and double glazed patio door opening to front balcony. Radiator x 2. Door to inner hallway.

Front Balcony

11'3 x 5' (3.43m x 1.52m)

Sea views. Door to communal landing area.

Located on the landing is a small storage cupboard, for private use to apartment No 111.

Kitchen

11'2 x 9'5 (3.40m x 2.87m)

Fitted with a range of worktop base and wall units. Space for washing machine and fridge. Doorway to enclosed rear balcony. Door to inner hallway.

Enclosed Rear Balcony

12'3 x 3'4 (3.73m x 1.02m)

Double glazed windows to rear. Waste chute.

Inner Hallway

Drying cupboard. Further cupboard with water cylinder. Doors to bedrooms, wet room and WC.

Bedroom 1

12'7 x 10'5 (3.84m x 3.18m)

Double glazed window to front & door to second front balcony. Storage cupboard.

Front Balcony No 2

13'6 x 5' (4.11m x 1.52m)

Sea views.



Bedroom 2

11'3 x 9'3 (3.43m x 2.82m)

Double glazed window to rear. Storage cupboard.

Wet Room

Walk in shower area. Wash basin. Frosted double glazed window to rear. Heated towel rail.

WC

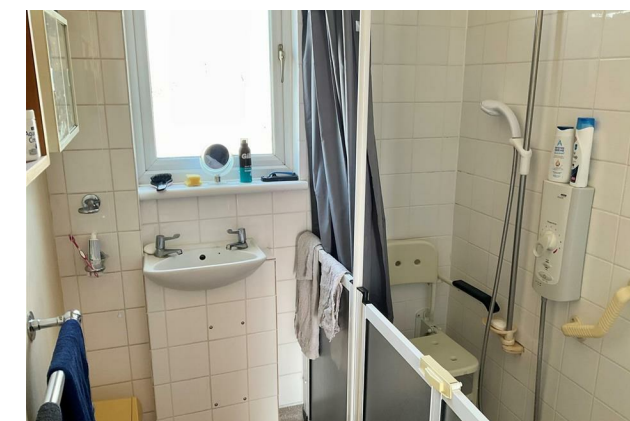
WC. Frosted double glazed window to rear.

LEASE & SERVICE CHARGES

The vendor has advised that there is a lease term remaining of 1081 years.

The vendor has advised that the flat also comes with a share of the freehold.

The service charge is £5,322.08 per year, the charges includes heating and hot water included. The service charges also covers garden & lift maintenance, cleaning of shared areas, caretaker, chute rubbish collection and



building maintenance.

Permit parking is available and is on a first come first serve basis.

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

Council Tax - Band C.

Floorplan to follow.

Energy Certificate - TBC

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111



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