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MAIN ROAD, DOVERCOURT

*FOR SALE IS THIS MODERN 2 BEDROOM FIRST FLOOR FLAT
WITH GAS C/H, OFF STREET PARKING & NO ONWARD CHAIN*



PRICE £158,000 LEASEHOLD

- * MODERN 2 BEDROOM FIRST FLOOR FLAT *
- * LOUNGE/KITCHEN WITH INTEGRATED APPLIANCES *
- * BATHROOM * DOUBLE GLAZING * GAS C/H *
- * HOME VENTILATION SYSTEM * PARKING SPACE *
- * RESIDENTS BIKE STORE * NO ONWARD CHAIN *

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Communal Entrance door with security entry phone system to: -

Communal Hall With stairs to first floor & private entrance door to: -

Entrance Hall Entry phone, radiator, built-in storage cupboard.

Bedroom 1 **13' (11'8 min) x 8'4.** Double glazed sash window to side with fitted blind, radiator.

Bedroom 2 **11'7 x 8'3.** Double glazed sash window to side with fitted blind, radiator.

Bathroom White suite comprising of P-shaped bath with chrome shower mixer taps & glazed screen, vanity unit with cupboards, drawers, concealed WC & inset wash hand basin with mixer taps, shaver point, radiator, wall mirror & shelf, extractor fan.

Feature Open Plan Lounge/Kitchen – 21'7 x 11'9 (11'2 min).

Lounge Area **15'8 x 11'2.** 2 double glazed sash windows to front & side with fitted blinds, 2 radiators, TV & telephone points, open to: -

Kitchen **11'9 x 6'.** Fitted with a range of units comprising eye level cupboards, work surfaces with return splash backs, drawers & cupboards, stainless steel single drainer sink unit with mixer taps, built-in electric oven, gas hob & stainless-steel extractor hood, integrated fridge/freezer & washer/dryer, cupboard housing gas boiler, double glazed sash window to side with fitted blind.

Outside The flat has 1 allocated parking space in the car park to the rear of the development. There is also a bike store & bin area.

Council Tax Band C: £1,856.07 pa (April 24 - March 2025).

Lease Details We understand from the seller that the 125-year lease commenced on 1st January 2018. There is a service charge payable which at present is £710.21 every 6 months including buildings insurance. There is also ground rent payable which at present is £250 pa. Please note that these figures may increase in the future.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



