Flat 11, Priory House, 157-159 Folkestone Road, Dover, CT17 9SG

£140,000

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Zest Homes are pleased to bring to the market this wonderful two bedroom apartment situated on the top floor of Priory House which is a well kept block, found in the historic seaside town of Dover.
The accommodation comprises of good size living room, fitted kitchen, two bedrooms and family bathroom with double glazing, gas central heating and allocated parking for one vehicle.
With local shops positioned nearby as well as public houses and being in close proximity to the Dover's high speed rail link into St Pancras, London this property is prefect for a first time buyer of investors.

Tenure: Leasehold
Lease remaining: 92 years
Full lease term: 125 years from 25 March 1989
Council Tax Band B
EPC Rating C

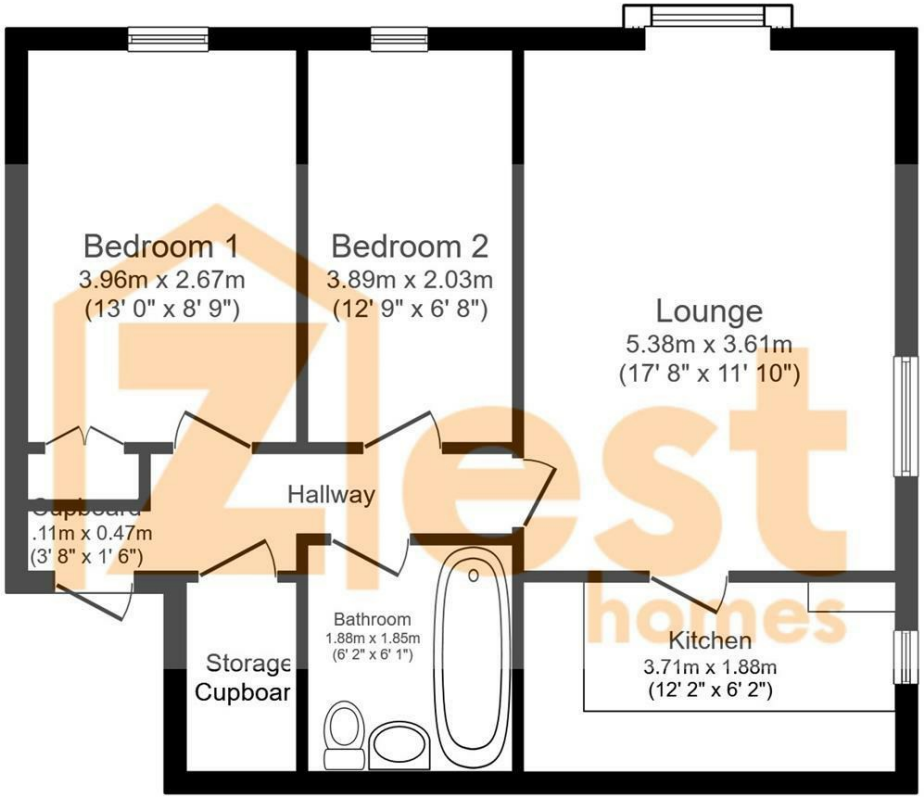
The vendor has advised the following (awaiting documents to confirm this)
Ground Rent: £100 PA

Description

Agents Notes:
1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

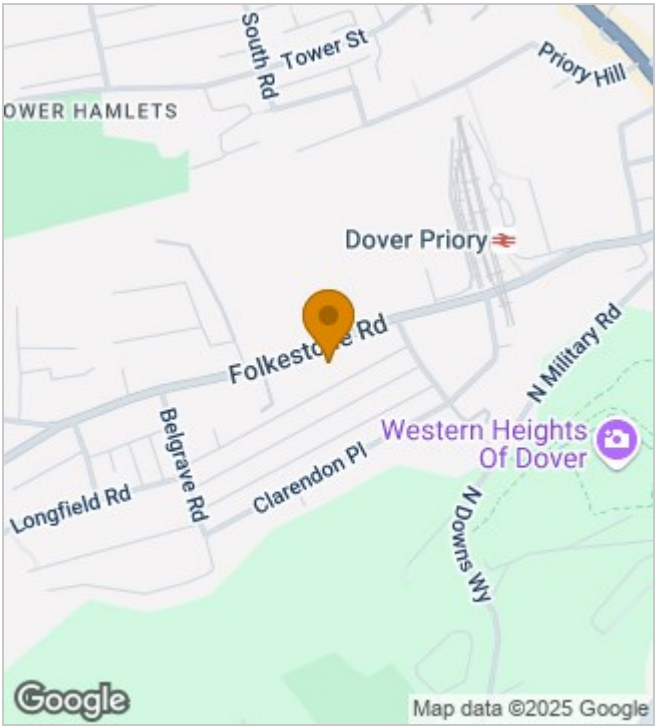
Situation

Priory House is a well kept block of apartment that is found in a very convenient location in the historic seaside town of Dover. The immediate area has local shops nearby as well as public houses and is in very close proximity to the Dover's high speed rail link into St Pancras, London. Dover has seen some excellent investment in recent years with its high street, St James shopping complex and the soon to be harbour arm.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: sales@zesthomes.uk
www.zesthomes.uk

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