



Connells

Waterwheel House Crabble Hill
Dover



Property Description

Finished to an incredibly modern standard, this spacious two bedroom first floor apartment offers an exclusive property set within a recently converted paper mill. The property sits on the edge of Dover town and offers convenient access to local amenities, schools and transport links.

The home opens in to a hallway and leads to the spacious open plan living room with dining area and modern fitted kitchen. The kitchen comprises plenty of cupboard space, worksurface area as well as integrated appliances to include fridge freezer, washing machine and dryer, hob, oven and instant hot water tap. The room also boasts bi fold doors leading to covered balcony overlooking the river to the rear.

There are two bedrooms, the master bedroom enjoying its own en suite shower room. The second bedroom is currently being used as a nursery with fitted storage and shelving.

The family bathroom consists of a matching suite made up of bath with shower over and built in waterproof TV, WC and wash hand basin, LED lights under the bath and towel rail.

The property boasts allocated parking with further visitor parking available with permit, central heating and double glazing throughout. Internal viewing is recommended to get an idea of all on offer.

Entrance Hall

Lounge/Kitchen

22' 2" x 19' 7" (6.76m x 5.97m)

Balcony

22' 2" x 5' 3" (6.76m x 1.60m)

Bedroom 1

14' 11" x 9' 1" (4.55m x 2.77m)

En Suite

Bedroom 2

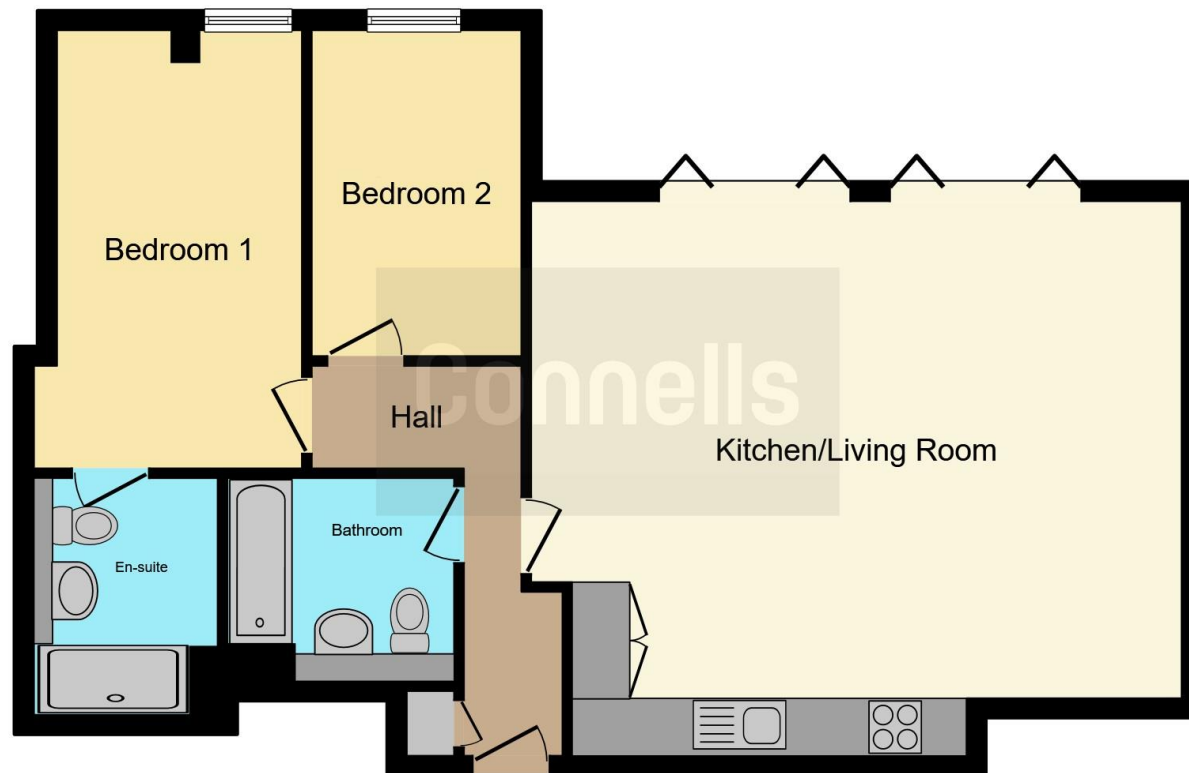
11' 2" x 6' 4" (3.40m x 1.93m)

Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY405809

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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