

Flat 6, Bolonia 33 The Droveway St. Margarets Bay, CT15 6BZ £210,000

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# Flat 6, Bolonia

33 The Droveway, St. Margarets Bay

A well-presented and versatile first floor apartment, situated in a popular residential location in this sought after village, and sold with the benefit of no onward chain.

#### Situation

Bolonia is situated along The Droveway, a popular residential location in a most sought after village. St Margaret's Bay forms an attractive fold in the dramatic White Cliffs of Dover, steeped in history and being located at one of the closest points to the continent. Neighbouring countryside is recognised as an Area of Outstanding Natural Beauty with a network of footpaths running along the cliff tops. A sheltered beach is nearby and the village centre provides useful amenities including a primary school, pubs and restaurants, village shop and Post office. To the north lies the cinque port town of Deal and to the south the port of Dover, both with mainline rail services inclusive of the Javelin High Speed link to London St Pancras.

## The Property

Nestled in the picturesque setting of St. Margaret's Bay, this meticulously maintained first-floor flat exudes charm and elegance. Originally a part of a historic convent dating back to the late 1800s, the main building has been thoughtfully converted into six distinct flats, each offering a unique blend of character and modern convenience. Ascending an external staircase, Number 6 welcomes you with a spacious hall leading to a bright and airy lounge, perfect for relaxation and entertaining. The wellequipped kitchen boasts modern fittings, while the generous double bedroom provides ample space including fitted wardrobes. Completing the accommodation is a tastefully appointed bathroom. featuring both a bath and shower for added convenience. Central heating, powered by gas, ensures comfort throughout the seasons. With each resident enjoying an equal share in the ownership of the Freehold and Management, this flat offers not just a beautiful home, but also a sense of community and shared responsibility.

#### Outside

Approached via an external wrought iron stairwell leads to a private entrance on the first floor. There is an outside space for a small table and chairs with delightful outlook across rolling countryside. To the rear of the property is vehicular access with parking for residents.

#### Services

All mains services are understood to be connected to the property.

### Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure & Maintenance Charge

Share of Freehold 999 year lease from 1978 £100 per month maintenance charge.

Current Council Tax Band: B

**EPC** Rating: B

# Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.















To view this property call Colebrook Sturrock on  $01304\ 381155$ 

Ground floor 715 sq.ft. (66.5 sq.m.) approx.



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17 The Strand, Deal, Kent, CT14 7DY t: 01304 381155 walmer@colebrooksturrock.com



Also in:

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to C1152 Printed by Ravensworth 01670 713330

Elham

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Hawkinge

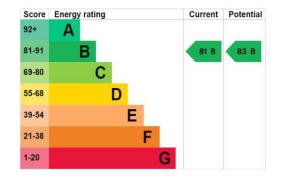
**Entrance Hall** 21' 7" x 6' 2" (6.57m x 1.88m)

**Bathroom** 10' 5" x 9' 0" (3.17m x 2.74m)

Bedroom 12' 10" x 11' 5" (3.91m x 3.48m)

Kitchen 11' 5" x 6' 2" (3.48m x 1.88m)

Sitting/Dining Room 20' 5" x 14' 7" (6.22m x 4.44m)



Sandwich

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Saltwood

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