



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

colebrooksturrock.com





Flat 6, Bolonia

33 The Droveaway, 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 Droveaway, 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.

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.



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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 715 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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