



**Guide Price**  
**£230,000**

**Freehold**

3x  2x  2x 

**Snargate Street, Dover,  
Kent, CT17**

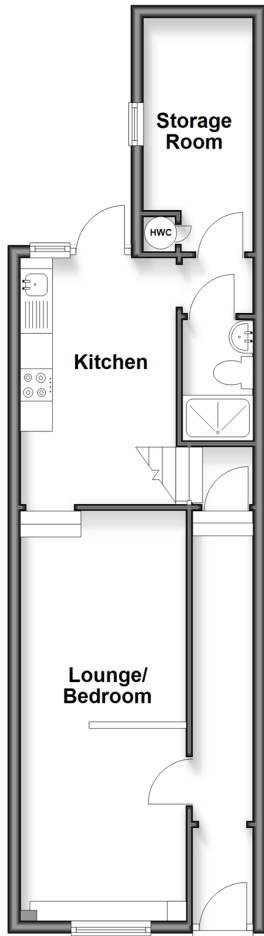
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

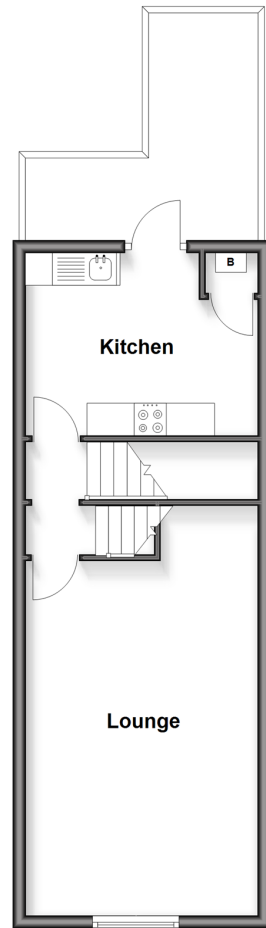
### Split Level Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



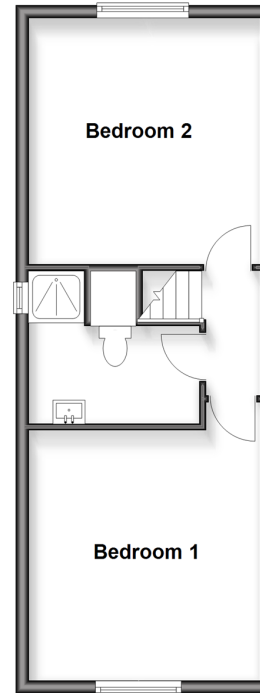
### First Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



### Second Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway

Lounge/Bedroom : 21'0 x 8'0 (6.41m x 2.44m)

Kitchen : 12'9 x 7'3 (3.89m x 2.21m)

Shower : 6'0 x 3'0 (1.83m x 0.92m)

Storage Room : 11'7 x 5'6 (3.53m x 1.68m)

### FIRST FLOOR

Landing

Kitchen : 12'3 x 9'2 (3.74m x 2.80m)

Balcony

Lounge : 17'1 x 11'6 (5.21m x 3.51m)

### SECOND FLOOR

Landing

Bedroom 1 : 14'0 x 11'7 (4.27m x 3.53m)

Shower Room

Bedroom 2 : 12'2 x 11'6 (3.71m x 3.51m)

### OUTSIDE

Courtyard Space



## Main features

- 2 apartments in one building with the freehold
- Lovely marina views from the lounge
- Both apartments have outside space
- Cash purchase only - 1 studio & 1 apartment
- Great investment opportunity



### Nearest Schools

Primary Schools: Dover, St Mary's C of E Primary 0.7 miles, St Richard's Catholic Primary 1.0 miles, Charlton C of E Primary 1.2 miles  
Secondary Schools: Dover College 0.6 miles, Dover Grammar School for Girls 1.3 miles.



### Transport Information

Train Stations: Dover Priory 0.7 miles, Kearsney 2.8 miles, Martin Mill 4.6 miles



### Address

Snargate Street, Dover, Kent, CT17



### Directions

For directions to this property please contact us.



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Call Dover Branch 01304 214876 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:

10736345/20260318/GM/OV