



6 The Knoll The Drove
St. Margarets Bay, CT15 6BX
£210,000

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6 The Knoll

The Droveaway, St. Margarets Bay, Dover

A spacious self-contained maisonette offering light and spacious accommodation, situated within St. Margaret's Bay. No onward chain.

Situation

The Knoll is situated along The Droveaway, a popular residential location in a most sought after village. St Margarets 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 a village centre provides useful amenities including a primary school, pubs and restaurants, village shop and post office. At the end of the road is a bus service and 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

No 6 is a self contained maisonette, part of six apartments within The Knoll and occupies accommodation on three levels. Via a gated access the covered entrance porchway opens to a reception hall with storage space and stairs to the upper levels. There is an impressive sitting room/dining area with modern double glazed windows providing natural light and a pleasant outlook. The kitchen lies behind with a range of honey oak units, integrated cooking appliances and space and plumbing for washing machine and dishwasher. On this level also is a shower room with matching two piece suite and airing cupboard. Stairs lead to the second floor with a generously proportioned double bedroom with dual aspect and wall to wall fitted wardrobes. There is potential to divide this room to create two bedroom accommodation if preferred. The property benefits from gas central heating, double glazing, entry phone system on the first floor level and is sold with no onward chain.

Outside

From the road a wrought iron gate opens to a small walkway and a pathway gives pedestrian access to the rear and a property vehicular access is gained via Droveaway Gardens to an area of hard standing and a single garage en-bloc with parking to front.

Services

We understand all main services are available.

Local Authority

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

Tenure & Maintenance Charges

Share of Freehold
999 year lease from 25th September 1974
Maintenance Charge - £485 every six months

Current Council Tax Band: C

EPC Rating: D

Declaration of Interest

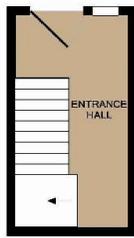
Under the Estate Agents Act 1979 we have a duty to inform any potential purchasers of this property that the Vendor is an employee of Colebrook Sturrock.

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.



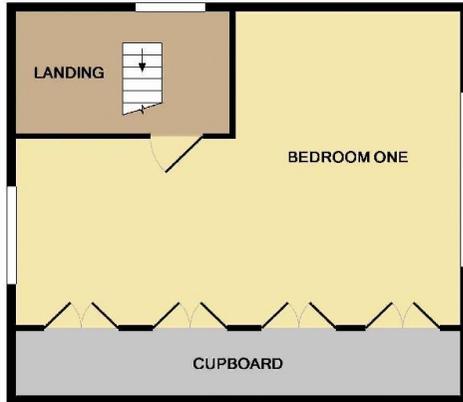
To view this property call Colebrook Sturrock on **01304 381155**



GROUND FLOOR
APPROX. FLOOR
AREA 79 SQ.FT.
(7.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1188 SQ.FT. (110.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance Hall

12' 5" x 5' 11" (3.78m x 1.80m)

First Floor

Sitting/Dining Room

22' 8" x 12' 11" (6.90m x 3.93m)

Kitchen

12' 5" x 10' 6" max (3.78m x 3.20m)

Shower Room

13' 6" x 5' 11" (4.11m x 1.80m)

Second Floor

Bedroom

L-shaped 20' 5" (6.22m) narrowing to 10' 3" (3.12m) x
18' 1" (5.51m) narrowing to 7' 1" (2.16m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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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