



Connells

Ladywell Annexe Ladywell
Dover



Property Description

Part of the historic Town Hall building in the heart of Dover town centre, this very spacious and incredibly unique home provides open plan living, a modern finish and convenience of having Dover town and transport links on your doorstep.

Entering the building, you are immediately greeted by high ceilings, large flowing staircases and features throughout. To the apartment, you enter to an entrance hall with storage, stairs leading to the first floor and door in to the open plan lounge. This room is fully open plan with a huge window with direct views of Dover Castle and hillside.

The room enjoys a modern fitted kitchen with dining area, plenty of built in storage and work surface area. The seating area is spacious where the outside views can really be enjoyed.

The first floor houses two double bedrooms on a mezzanine type area with balconies overlooking the living and also taking advantage of the sprawling views. Finished with a modern family bathroom, the property makes an ideal home for a first time buyer or someone looking for something ready to move in to.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hallway

Large entranceway with stairs to first floor, storage and boiler cupboard.

Kitchen/Dining/Living Area

28' 2" x 14' 5" (8.59m x 4.39m)

Bedroom One

12' 6" x 9' 7" (3.81m x 2.92m)

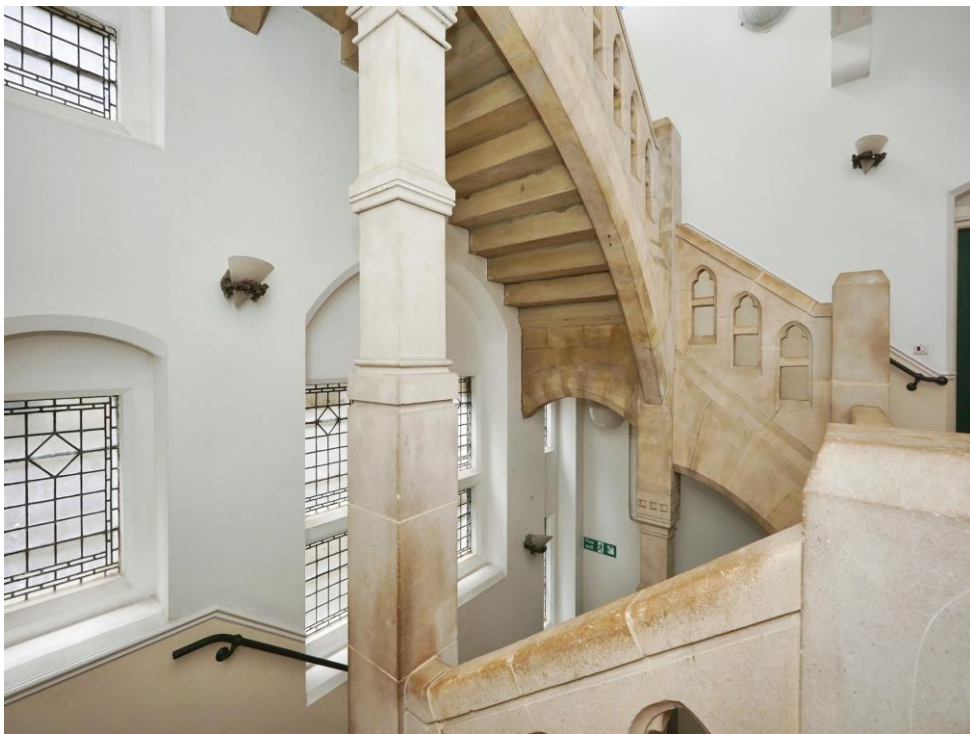
Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m)

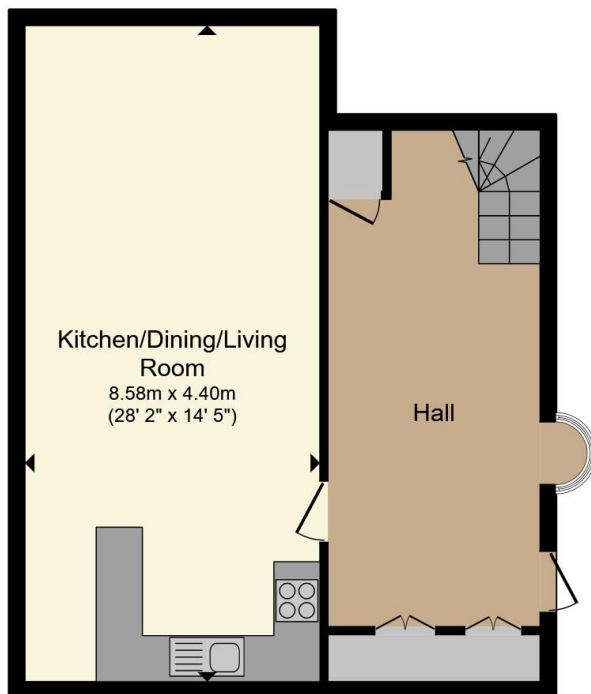
Bathroom

Bath, wash hand basin and separate WC

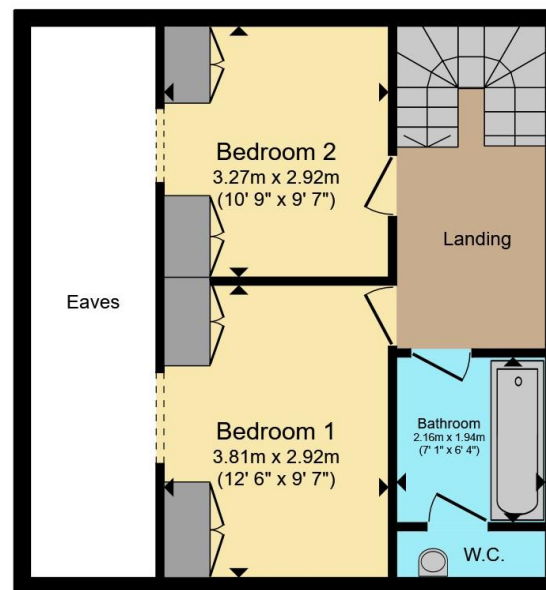








Ground Floor



First Floor

Total floor area 90.0 m² (969 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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29-30 Watling Street
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EPC Rating: E

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY407221

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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