



3, Chalkwell Court Eaves Road,

Guide Price £140,000

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3, Chalkwell Court Eaves Road,

Spacious Ground Floor Apartment with Garage | No Chain

A well-proportioned two-bedroom ground floor apartment, ideal for first-time buyers, downsizers or investors alike.

The accommodation comprises two bedrooms, a generous lounge/dining room, fitted kitchen and bathroom. The property further benefits from double glazing, gas central heating and the advantage of a private garage, along with residents' parking available on a first-come, first-served basis.

Offered to the market with no onward chain, this is a fantastic opportunity for a smooth and straightforward purchase.

Location

Situated in the ever-popular Elms Vale area, the property is conveniently positioned within easy reach of Dover town centre and Dover Priory train station, offering high-speed services to London St Pancras in just over an hour.

The area is well served by a range of reputable primary and secondary schools, including Dover Boys' Grammar School, while Elms Vale Recreation Ground and surrounding countryside are close by. There is also excellent access to the A20/M20 and A2/M2, making this an ideal location for commuters.

Early viewing is highly recommended to fully appreciate the space and location on offer.

Accommodation

Entrance Hall

Kitchen

3.30m x 2.62m (10'10" x 8'7")

Lounge/Diner

4.72m x 3.28m (15'6" x 10'9")



Bedroom One

2.95m x 2.87m (9'8" x 9'5")

Bedroom Two

2.87m x 2.84m (9'5" x 9'4")

Bathroom

2.26m x 1.63m (7'5" x 5'4")

Outside

Residents' parking area available on a first-come, first-served basis.

Garage

5.87m x 2.54m (19'3" x 8'4")

Private garage providing valuable storage or secure parking.

Lease Information

The vendor has advised:

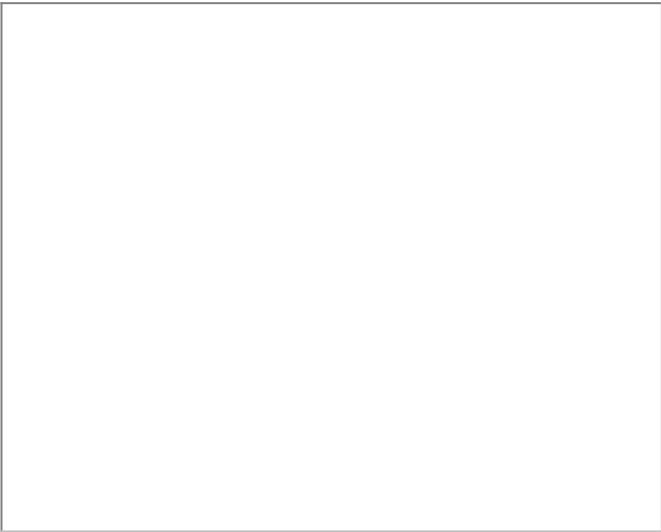
Approximately 95 years remaining on the lease

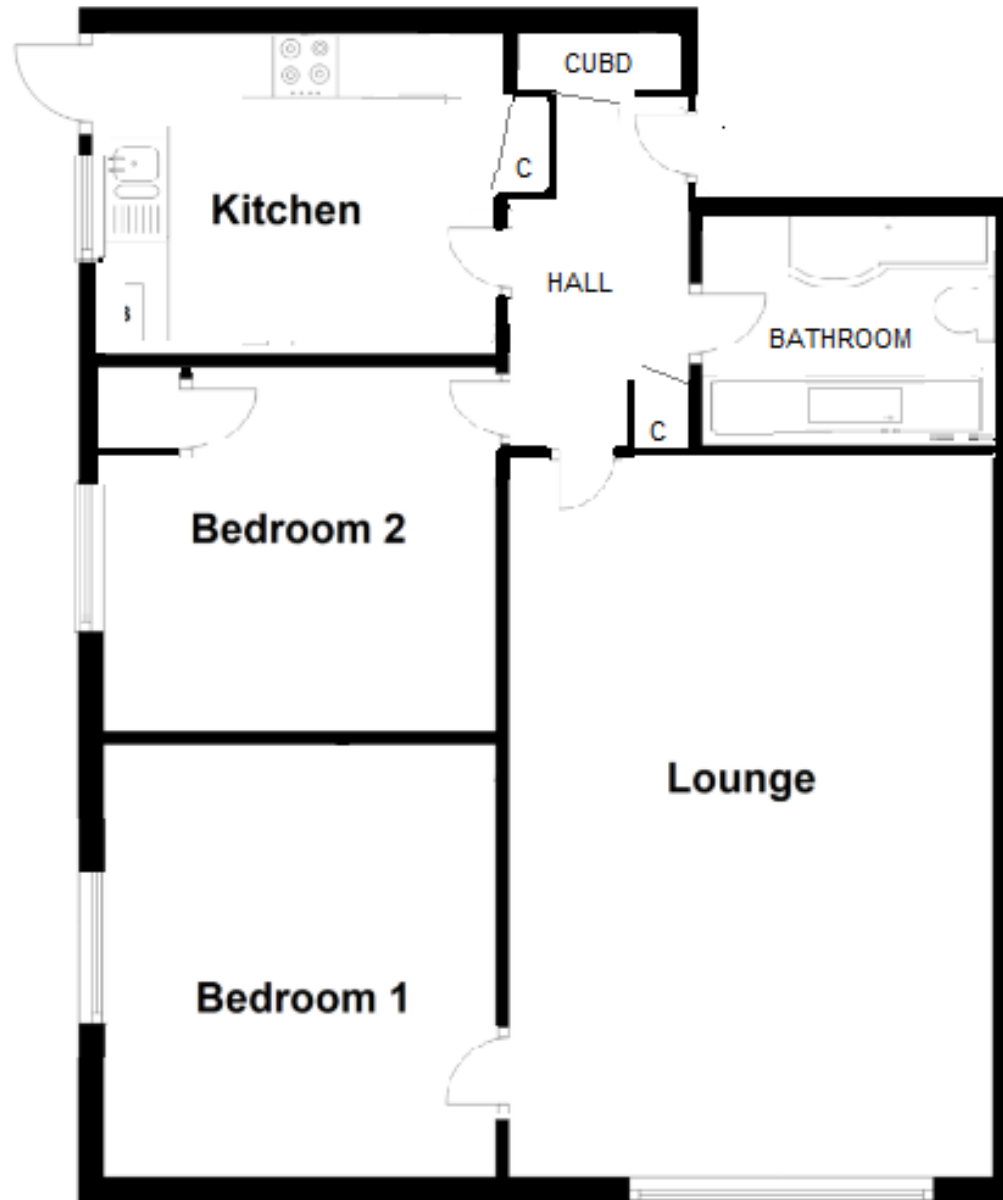
Service Charge: Aprox £800.00 per annum

Ground Rent: £20 per annum

All lease details should be verified by your legal representative.







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