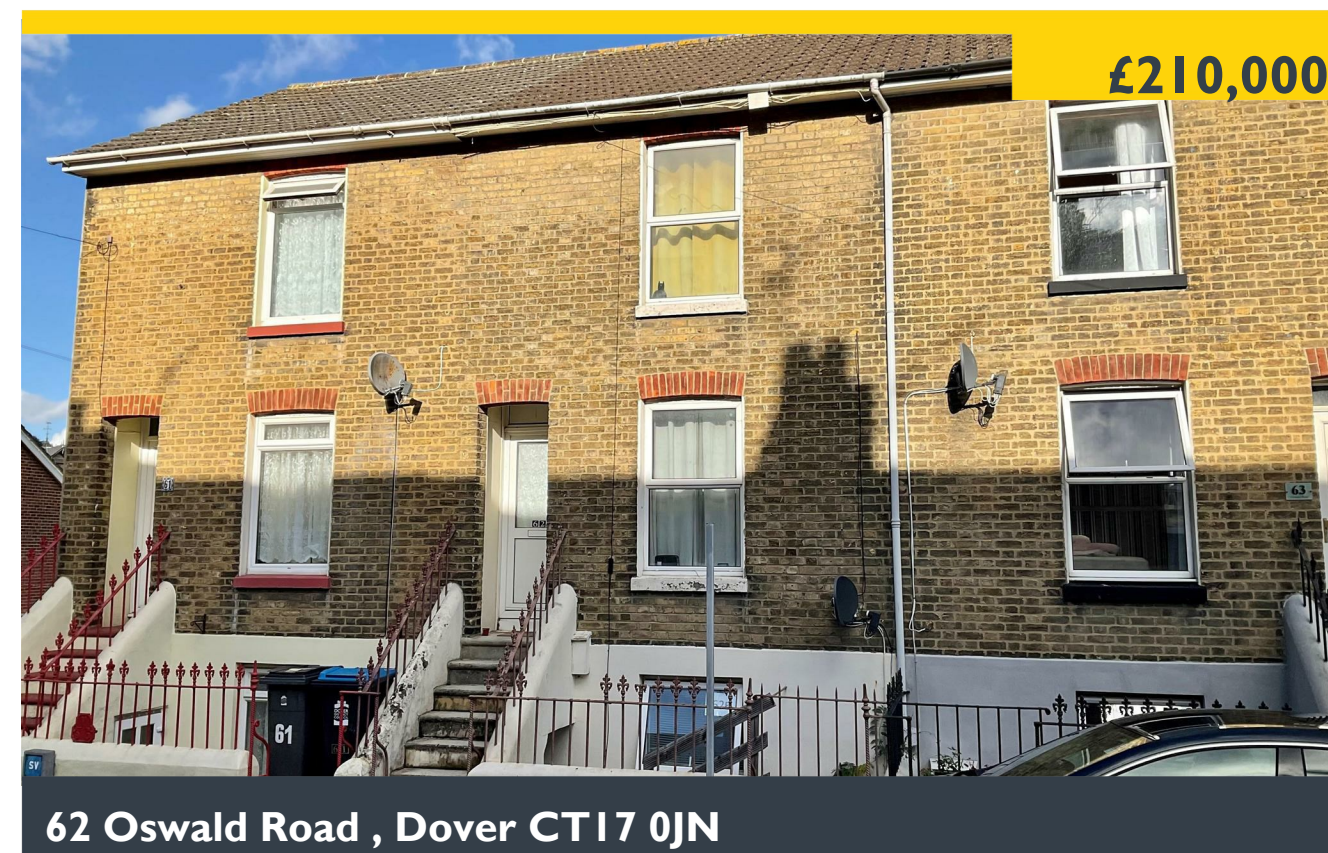




Property Details



TERSONS *the voice of experience*



- **IDEAL INVESTMENT PROPERTY**
- **FREEHOLD PROPERTY WITH TWO FLATS**
- **TO BE SOLD WITH TENANTS IN SITU**
- **ANNUAL RENT OF £13,800**
- **ENERGY RATING - D & E**

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.

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www.tersons.com
29 Castle Street, Dover, Kent, CT16 IPT



To arrange a viewing please call **01304 246111**



DRAFT DETAILS. FANTASTIC INVESTMENT PROPERTY. This freehold property offers a 1 bedroom flat on the ground floor and a 2 bedroom maisonette over the top two floors. The property is being sold with the current tenants in situ and they pay a combined annual rent of £13,800.

An early viewing is highly recommended on this chain free property.

This property is situated in a popular residential area within close proximity of local shops and amenities. The town centre is a short walk away, and buses pass regularly on the nearby London Road. Within the area is a good range of primary and secondary schools including the Girl's and Boy's Grammar. There are excellent access routes to the A2/M2 to Canterbury and the M20 via the Alkham Valley. Dover Priory train station with its fast link train to London St Pancras in 1 hour 10 minutes is only a short drive away.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

1 BEDROOM FLAT

Front door opening to hallway with doors to bedroom and lounge.

Bedroom

11'1" x 10' (3.38m x 3.05m)

Double glazed window to front. Wall mounted heater.

Lounge

13'6" x 10'4" (4.11m x 3.15m)

Wall mounted heater. Open to kitchen.

Kitchen

8'4" x 7'2" (2.54m x 2.18m)

Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for fridge. Wall mounted heater. Double glazed window to rear and door to garden. Door to shower room.

Shower Room

Shower cubicle, low level WC and wash basin. Frosted double glazed window to rear.

Rear Garden

Decking and shingle area. Cupboard with space for washing machine.

Rent - The current tenant is paying £550pcm.

Energy Rating - E (47)

Council Tax - Band A

2 Bedroom Maisonette

Double glazed front door opening to lounge.

Lounge

13'3" x 10' (4.04m x 3.05m)

Double glazed window to front. Wall mounted heater. Stairs to top floor and door to kitchen/diner.

Kitchen/Diner

13'3" x 10' (4.04m x 3.05m)

Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for fridge/freezer. Double glazed window to rear. Wall mounted electric heater. Storage cupboard.

TOP FLOOR

Landing - loft access. Doors to bedrooms and bathroom.

Bedroom 1

13'2" x 9'9" (4.01m x 2.97m)

Double glazed window to front. Wall mounted heater. Storage cupboard.

Bedroom 2

7'9" x 6'7" (2.36m x 2.01m)

Double glazed window to rear. wall mounted heater.

Bathroom

10'1" x 4'9" (3.07m x 1.45m)

Panelled bath with shower over. Low level WC and wash basin. Double glazed window to rear.



The current tenant is paying £600 pcm

Energy Rating - D (58)

Council Tax Band A

Please note the photos of the flats were taken before the current tenants moved in. The above information should be checked by your legal representative before proceeding.

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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