



the voice of experience

GROUND FLOOR



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29 Castle Street, Dover, Kent, CT16 IPT



Flat 4 | The Paddock , Dover CT16 1RN

- TWO BEDROOM FLAT
- ALLOCATED PARKING SPACE
- SHARE OF FREEHOLD
- CHAIN FREE
- CENTRAL LOCATION
- ENERGY RATING - C (77)



To arrange a viewing please call 01304 246111



DRAFT DETAILS, FANTASTIC FIRST TIME BUY OR INVESTMENT PROPERTY. This two bedroom flat offers, lounge/diner, separate kitchen and bathroom. Further benefits include double glazing, gas central heating and allocated parking space.

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

This property is situated within walking distance of the town centre and Dover Priory train station, with the fast link train to St Pancras in just 1 hour and 5 minutes. There are a range of primary and secondary schools nearby, including the Dover Boys' and Girls' Grammar Schools. There are a good selection of shops along with the shopping area at St James including M&S Foodhall and Next. There are excellent access routes to the A2/M2 and the A20/M20.

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

Double glazed front door opening to entrance hall.

Entrance Hall

Door to lounge/diner.

Lounge/Diner

178 max x 12'2 max (54.25m max x 3.71m max)

Double glazed window to front. Radiator. Telephone entry. Cupboard with wall mounted electric consumer board. Doors to all rooms.

Kitchen

9'8 x 6'4 max (2.95m x 1.93m max)

Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine. Integrated fridge/freezer. Radiator. Wall mounted boiler. Double glazed window to front.

Bedroom 1

9'8 x 8'7 (2.95m x 2.62m)

Double glazed window to front. Radiator.

Bedroom 2

8'7 x 7'9 (2.62m x 2.36m)

Double glazed window to side. Radiator.

Bathroom

6'7 x 5'3 (2.01m x 1.60m)

Panelled bath with shower attachment over. Low level WC and wash basin. Radiator.

LEASE DETAILS

The vendor has advised that there is a new lease in place of 999 years and that the property comes with a share of the freehold. There is no annual ground rent. The annual service charge is

£922.00.

The above information should be checked by your legal representative before proceeding.

Energy Rating - C (77)

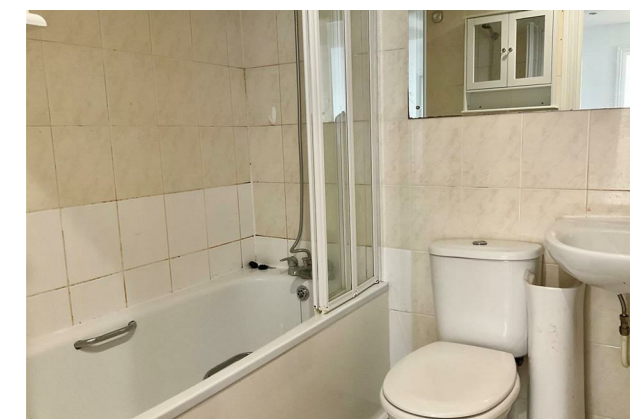
Council Tax - Band B

Viewing

Strictly by arrangement with the agents, Tersons

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