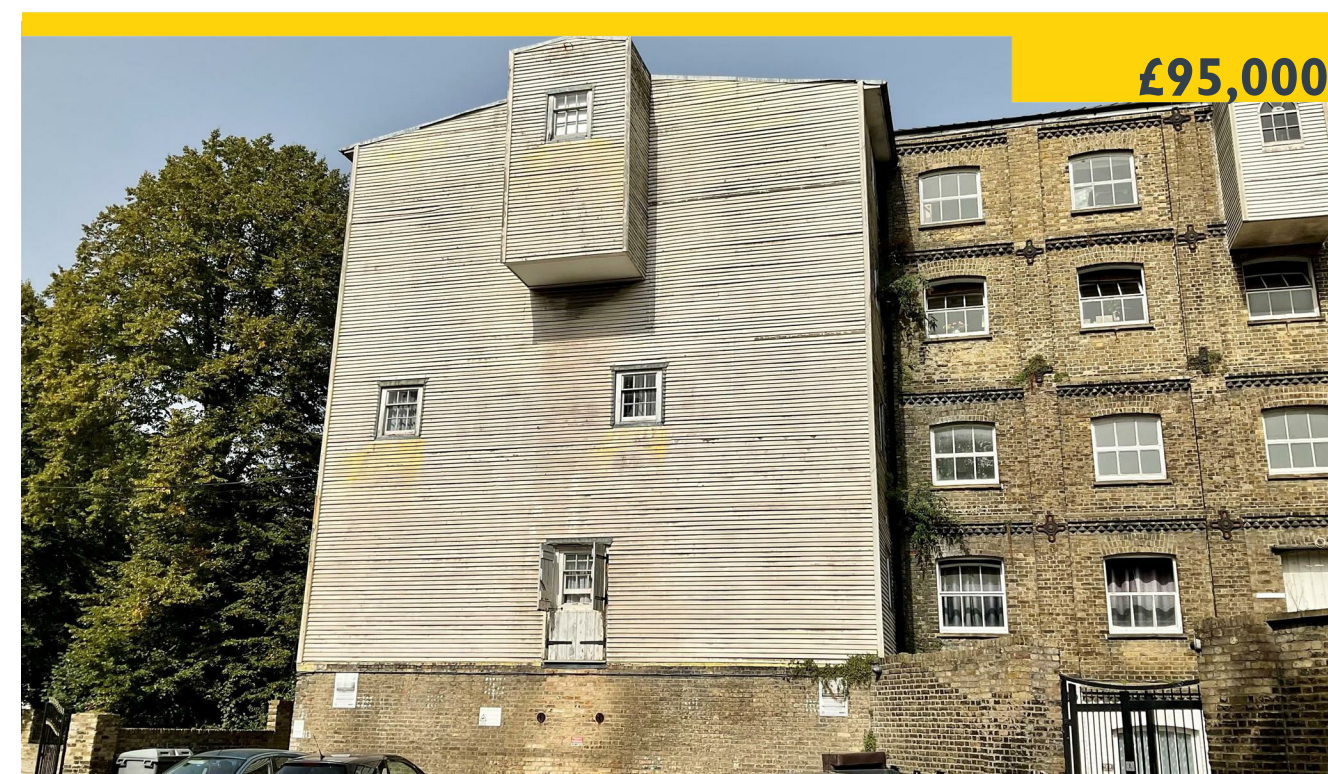




Property Details



the voice of experience



4 The Timber Section, London Road, Dover CT17 0TQ

GREAT INVESTMENT OR IDEAL FIRST TIME BUY A SPACIOUS CHAIN FREE ONE BEDROOM FLAT. The flat offers a good size lounge/diner, separate kitchen, large double bedroom and shower room.

An early viewing is highly recommended.

- **CHAIN FREE**
- **GREAT INVESTMENT OR FIRST TIME BUY**
- **SPACIOUS 1 BEDROOM FLAT**
- **LOUNGE/DINER**
- **POPULAR LOCATION**
- **ENERGY RATING - D (66)**

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.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



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



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This property is situated, close to the town centre with its shops and amenities. Dover Priory main-line railway station with the fast-link train to London St Pancras in approx. 1 hour 5 mins, is also close by. There is excellent road access top the A2/M2 to Canterbury and London.

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

Take the side metal steps leading to the communal front door. From the entrance hallway take the flight of stairs to flat 4. Flat door opening to entrance hall.

Entrance Hall

Telephone entry. Doors to lounge/diner, kitchen and bedroom.

Lounge/Diner

16'9 x 14'3 (5.11m x 4.34m)

2 Windows to side. Radiator. Exposed beams.

Kitchen

11'5 x 6'9 (3.48m x 2.06m)

Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine and integrated fridge. Radiator. Door to cupboard with boiler and water cylinder. Door to shower room.

Bedroom

17'4 x 9'3 (5.28m x 2.82m)

Window to rear over looking the river Dour. Radiator.

Shower Room

7'3 x 5'3 (2.21m x 1.60m)

Shower cubicle. Low level WC and wash basin. Radiator.

LEASE DETAILS

The vendor has advised that there is a lease term remaining of 125 years. The annual ground rent is £200. The annual service charge for 2023 is £723.10 which is paid in two instalments. The annual buildings insurance is £476.14

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

Energy Rating - D (66)

Council Tax - Band B

Viewing

Strictly by arrangement with the agents, Tersons
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