



*the voice of experience*

Per Month

**£1,600 Per**



**28 Waterloo Mansions Waterloo Crescent, , Dover CT17 9BT**

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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29 Castle Street, Dover, Kent, CT16 IPT



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



Living within the Town, adjacent to the waterfront, offers a great lifestyle choice, combining idyllic walks along the Seafront, up to the world-famous White Cliffs and historic Dover Caste. With Dover Priory Station only a few minutes' walk away, access to the high-speed rail service, which reaches London St Pancras in 65 minutes, makes commuting for work or days out in London easily achievable. Also local regeneration schemes in Dover including the St James Retail & Leisure Park and the Dover Western Docks Revival, both within walking distance.

The EPC rating for the property is C. The Council Tax Band is D.

This property would be suitable for a professional couple or family, you will need to have an annual income of £60,000pa.

Door into Waterloo Mansions- Door into apartment -

Hallway with doors off to:-

Dining Room - With 2 windows to front and door to garden, radiator.

Kitchen - Window to rear and door to rear

balcony. With modern fitted kitchen, with space for dishwasher, cooker and fridge/freezer. Radiator. REAR BALCONY - With cupboard housing boiler and plumbing for washing machine.

Bedroom 2: With window to front and radiator.

Lounge: With 3 windows to front and radiator.

Bedroom 3: With window to rear and radiator.

Bedroom 1: With 2 windows to rear and radiator.

Bathroom: With window to rear, bath, shower cubicle, wash hand basin and radiator.

Cloakroom - With window to rear, hand wash basin and low level flush WC.

This landlord will only consider applicants with an income of at least £60000 per annum (jointly). Prospective applicants who do not fit this profile need not apply.

A holding deposit of £461.00 is payable upon acceptance of your application. All income must be evidenced by documents. Applicants cannot be considered without the above income

requirement also being met. Consideration is given to those who are legally disabled or in receipt of Personal Independence Payment (PIP), formerly Disability Living Allowance.

