



Property Details



the voice of experience



- **ONE BEDROOM FLAT**
- **BUYERS TO BE AGED OVER 55**
- **LIFT ACCESS**
- **CHAIN FREE**
- **COMMUNAL LOUNGE & GARDEN**
- **ENERGY RATING - E (53)**

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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29 Castle Street, Dover, Kent, CT16 IPT



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



WELL MAINTAINED ONE BEDROOM RETIREMENT FLAT WITH LIFT ACCESS. The flat offers, bedroom, lounge/diner, kitchen and shower room. Further benefits include double glazing, emergency pull chords, communal lounge, garden and residents parking area.

These flats are for the over 55's.

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

This purpose built modern block of flats is situated at the junction of Coombe Valley Road and London Road, Dover. Within the local area there are a selection of shops and take away restaurants and the town centre is just a short distance away. Buses pass by regularly on the London Road and there are good access routes to Whitfield and the A2. Within the town centre is the popular St James shopping development with cinema, a number of restaurants and shops.

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

From the communal front door, walk through the hallway and take the lift or stairs to the 2nd floor.

Front door to No 23 opening to entrance hall.



Entrance Hall

Storage cupboard with wall mounted electric box. Further cupboard with water cylinder. Electric heater. Doors to lounge/diner, bedroom and shower room.

Lounge/Diner

13' x 10'6 (3.96m x 3.20m)

Double glazed window to rear. Wall mounted heater. Open to kitchen.

Kitchen

8'5 x 7'8 (2.57m x 2.34m)

Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine and fridge/freezer.

Bedroom

12'3 x 9'3 (3.73m x 2.82m)

Double glazed window to rear. Built in wardrobe. Electric heater.

Shower Room

6'8 x 5'6 (2.03m x 1.68m)

Large shower cubicle, low level WC and wash basin.

Communal Area & Outside

Communal gardens and washing line area.

Residents parking area on a first come first serve basis.



Also on the ground floor of the block is a large communal lounge area, which is used for various residents events.

We understand there is a caretaker at the property for a few hours each week day, but not weekends or bank holidays.

LEASE DETAILS

We understand the lease is for 99 years from March 1988, thus approximately 63 years remaining.

We have been advised by the vendor that service charges are approximately £158.79 per month (this charge includes cleaning of the communal areas, heating and lighting of communal areas, maintenance of the common areas of the building and the gardens, maintenance and servicing of the lift and a proportion of the building insurance, and payment for the caretaker. The lease, maintenance and service



charges are provided by Riverside who run the block of flats.

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

When a flat is sold the vendor must pay ½ % of the sale price for each year of occupation to Riverside.

The purchase of these flats is restricted to people aged in excess of 55 years.

Energy Rating - E (53)

Council Tax - Band A

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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