



## Property Details



*the voice of experience*



**£95,000**

**5 Westbury Heights, Westbury Road, Dover CT17 9UB**

THIS PURPOSE BUILT 1 BEDROOM FIRST FLOOR FLAT WILL MAKE A GREAT FIRST TIME BUY OR INVESTMENT PROPERTY. Good sized flat with lounge, kitchen/diner, bathroom and bedroom. Set close to town with some fabulous views. Further benefits includes double glazing and allocated parking space.

- **1 BEDROOM FLAT**
- **CHAIN FREE**
- **DOUBLE GLAZING**
- **GREAT LOCATION**
- **LOUNGE & KITCHEN**
- **ENERGY RATING - C (72)**

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**





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An early viewing is highly recommended on this property.

This property is situated in a popular area just a short distance from the town centre and within walking distance of Dover Priory train station with its fast link train to St Pancras in 1 hour and 05 minutes. The A20/M20 is also close by for road access. In the local area there are shops, public houses, nursery, primary and secondary schools including the Dover Boys' and Girls' Grammar Schools.

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

Double glazed front door into communal hallway, take the stairs to 1st floor. Front door to flat 5.



Front door into entrance hall.

#### Entrance Hall

Loft access (not boarded). Wall mounted electric consumer unit and meter. Door into inner hall.

#### Inner Hall

Opening to lounge. Door to bedroom and bathroom.

#### Lounge

15'8 x 7'6 (4.78m x 2.29m)

Double glazed window to front. Storage cupboard with water tank. Wall mounted electric storage heater. Opening to kitchen/diner.

#### Kitchen/Diner

11' x 10'3 (3.35m x 3.12m)

Fitted with wall and base units with worktop over. 1 bowl sink. Space for washing machine, cooker, fridge/freezer and tumble dryer. Double glazed window to front. Small wall mounted electric heater.

#### Bedroom

12'6 x 9'2 (3.81m x 2.79m)

Double glazed window to front. Wall mounted electric storage heater.



#### OUTSIDE

Allocated parking space.

#### LEASE DETAILS

The vendor has advised that there is a lease term of approximately 993 years remaining. They have advised that the annual service charge including buildings insurance is £65.00 per month. Peppercom ground rent.

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

Council Tax - Band A



Energy Rating - C (72)

Viewing

Strictly by arrangement with the agents, Tersons

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