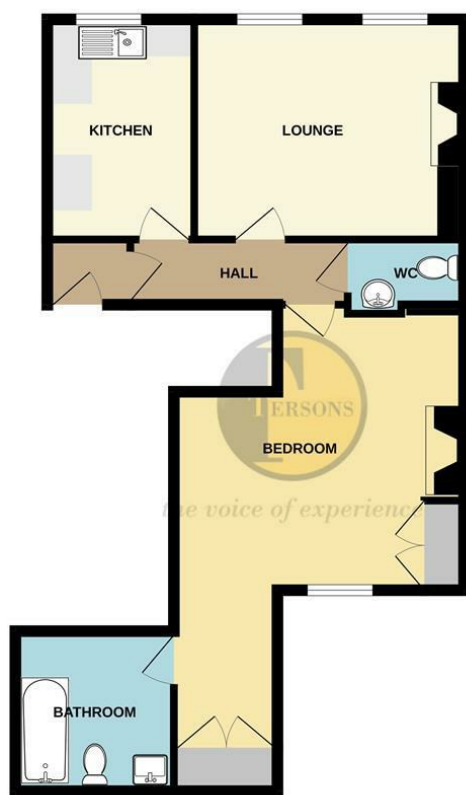




FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 12/2023

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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## Property Details



*the voice of experience*



**13 Charter House Camden Crescent , Dover CT16 1LE**

FANTASTIC SEA VIEWS FROM THIS 1ST FLOOR 1 BEDROOM FLAT, SET IN A GRADE II LISTED PROPERTY. The property offers a lounge with balcony, kitchen/breakfast room, spacious bedroom with en-suite bathroom and separate guest WC. Further benefits include gas central heating and rear communal garden.

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

- **FANTASTIC SEA VIEWS**
- **CHAIN FREE**
- **1 BEDROOM FLAT**
- **FRONT BALCONY**
- **GRADE II LISTED BUILDING**
- **ENERGY RATING - EXEMPT**



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





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Within a minutes walk from your front door you can be enjoying a peaceful stroll along the Promenade. The town centre is within walking distance, along with Dover Port and Dover Priory main-line railway station with the fast-link train to London St Pancras in just over 1 hour. There are excellent road links to the M20 to London, and the A2/M2. The St James development in the heart of Dover is on your doorstep and offers a range of shops including M&S, Next, cinema and a range of restaurants.

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

Take the stairs or lift to floor 1. Front door to flat 13. Door to entrance lobby.

#### Entrance Lobby

Small cupboard containing the main water stopcock. Wall mounted electric board. Door to entrance hall.



#### Entrance Hall

Radiator. Telephone entry system. Doors to lounge, kitchen/breakfast room, bedroom and WC.

#### Lounge

13'6 x 11' (4.11m x 3.35m)

2 x floor to ceiling windows to front with fabulous sea views. There is access to the front balcony via these windows. Radiators x 2. Feature recessed fire place with electric fire. Solid mahogany bookshelves.

#### Kitchen/Breakfast Room

10'9 x 6'8 (3.28m x 2.03m)

Fitted with a range of worktop base and wall units. Space for cooker (current cooker to remain), washing machine and fridge. Radiator. Window to front with sea views.

#### WC

Low level WC and wash basin. Storage space & hanging space for coats.

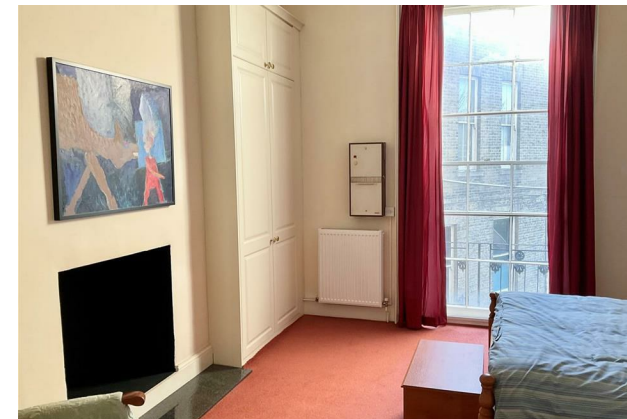
#### Bedroom

14'6 x 13'4 (4.42m x 4.06m)

Radiator x 2. Window to rear. Built in bookshelves and wardrobes. Recess in former fireplace for storage or ornamental electric fire. Open to rear lobby area.

#### Rear Lobby

Cupboard containing the gas boiler and water cylinder. Door to bathroom.



#### Bathroom

8' x 7'8 (2.44m x 2.34m)

Panelled bath with shower attachment and further separate electric shower over. Low level WC and wash basin with cupboard under. Radiator. Fully tiled walls.

#### LEASE DETAILS

The vendor has advised us that the lease is currently being extended to 999 years as from December 1985. The property comes with a share of the freehold and therefore there is no annual ground rent. The service charges for the current year 2023/2024 are £1,721.81 and a reserve fund payment for future works of £185.94 per annum.

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

Energy Rating - Exempt Grade II Listed

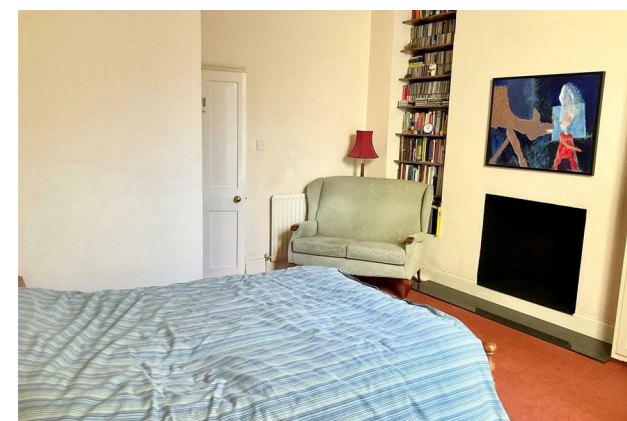


Council Tax - Band A

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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