
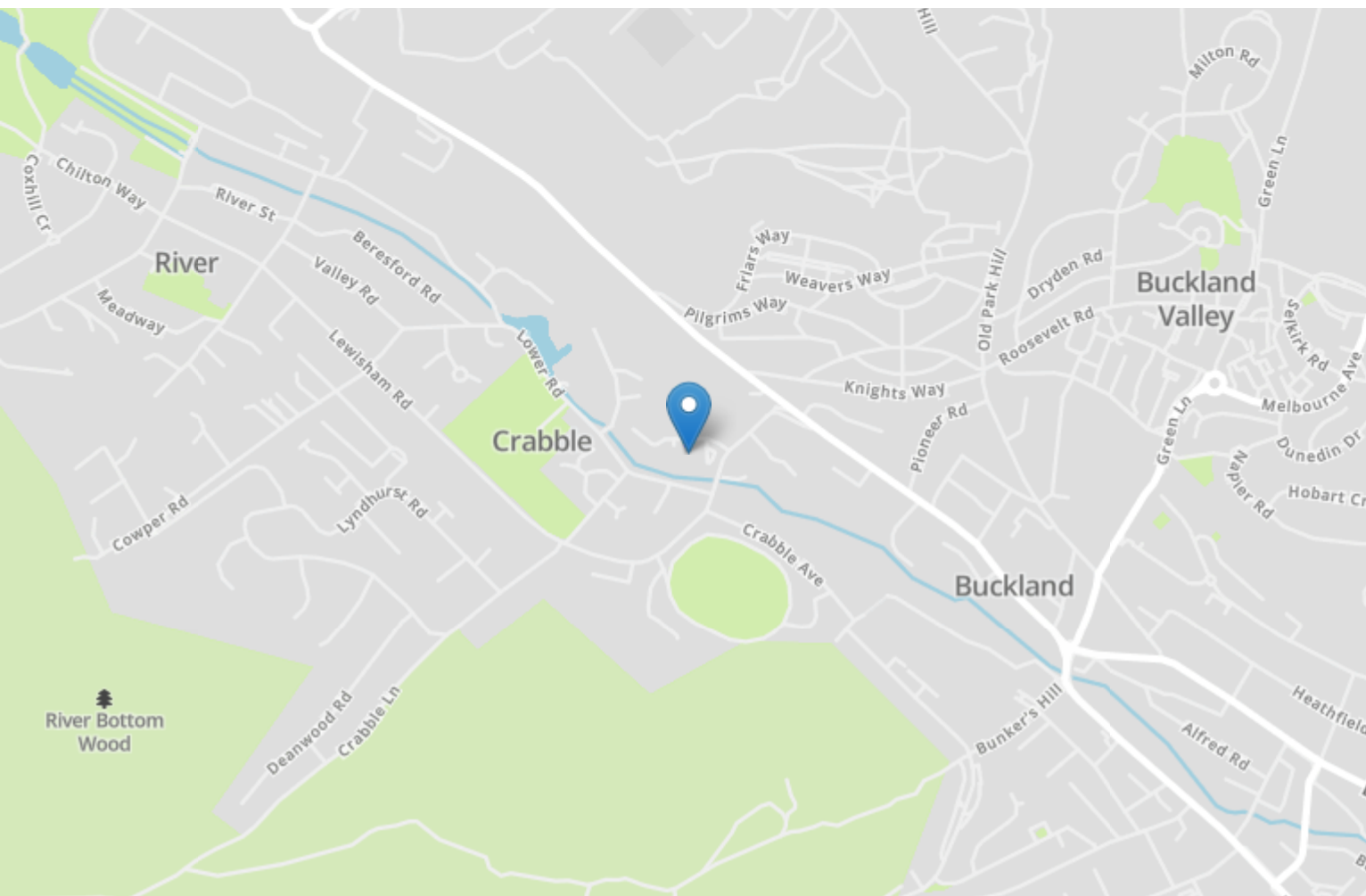


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



7 Mill House Mill Race

RIVER, Dover
CT17 0UR

£250,000 FREEHOLD

Draft Details...FOR SALE WITH BURNAP + ABEL...Burnap + Abel are delighted to are delighted to offer onto the market this fabulous two bedroom freehold home located in the highly sought after Mill House in River. The accommodation boasts a large lounge, spacious kitchen/dining room, two bedrooms and a bathroom. Additional benefits include parking for two cars, private rear garden, gas central heating and NO ONWARD CHAIN. The Mill Race development is one of the most prestigious addresses in the area due to its high finish and private location. Many properties here have become ideal rural retreats, second homes or investments as well as suiting anybody working in Canterbury or London due to its proximity to major transport links. For your chance to view please call Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

18' 11" x 10' 11" (5.77m x 3.33m)

Kitchen/Dining Room

18' 10" x 10' 5" (5.74m x 3.17m)

W.C.

Bedroom One

15' 4" x 10' 5" (4.67m x 3.17m)

Bedroom Two/Utility

11' 8" x 10' 11" (3.56m x 3.33m)

Shower Room

6' 11" x 6' 2" (2.11m x 1.88m)

Private Garden

Parking

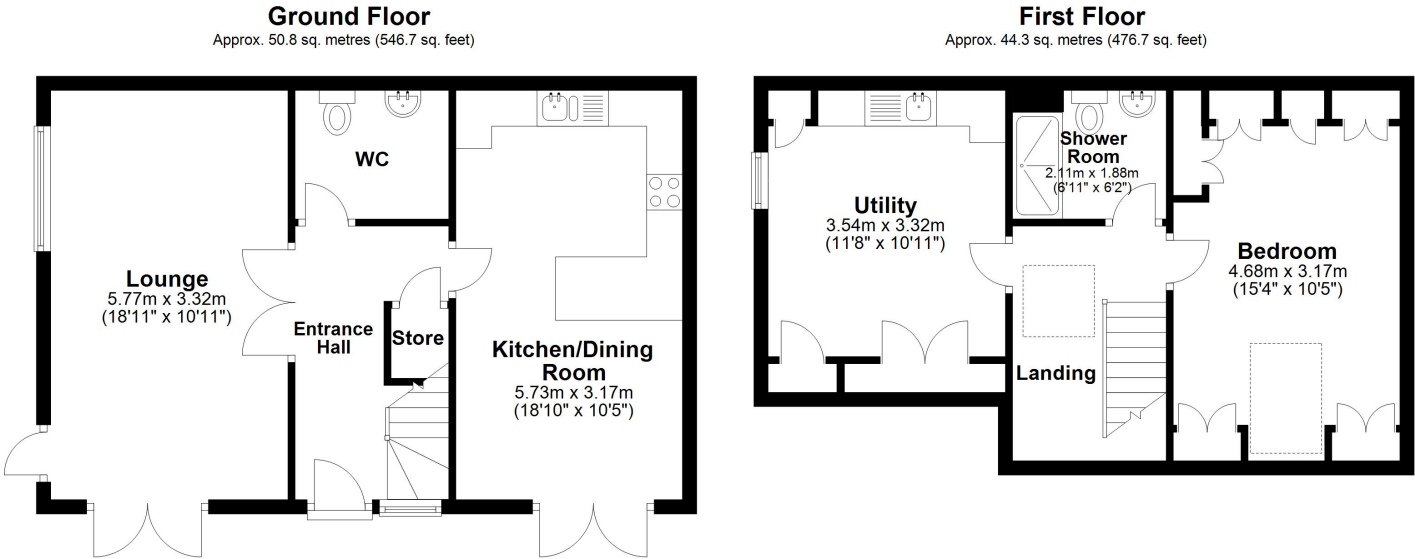
We have been informed that the property comes with parking for two cars.

Service Charge

The vendors have informed us that there is a quarterly maintenance charge of £154.

Area Information

Ideally located in River and within a short flat stroll of the village centre with the Co-Op and local pub. This Apartment is situated right beside the River and has lovely surroundings in the communal grounds. The location is ideal for access to both Kearsney Abbey and Russell Gardens, it's also good for the railway station for access to London and other parts of Kent.



Total area: approx. 95.1 sq. metres (1023.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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.
Plan produced using PlanUp.

