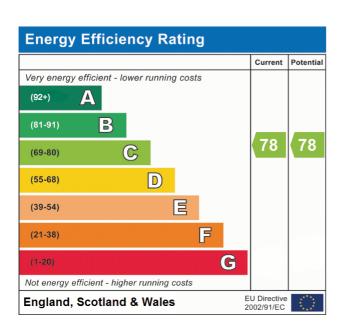


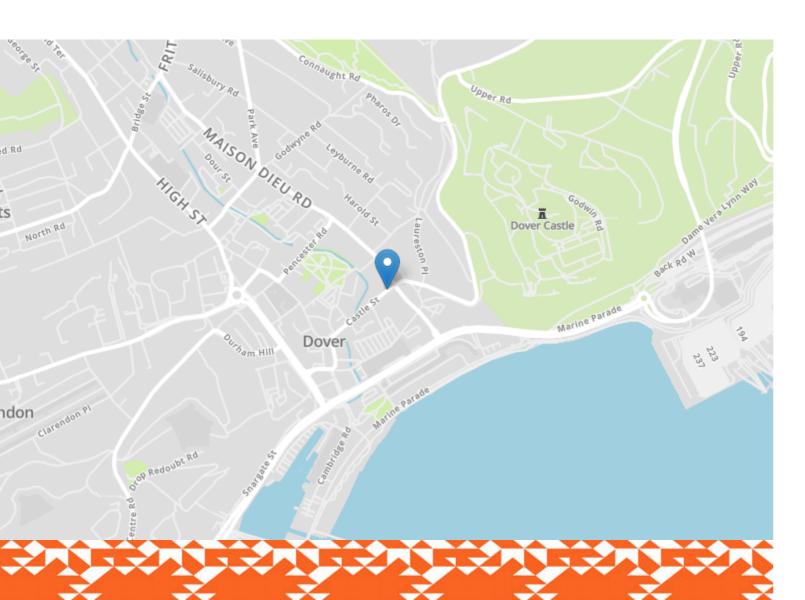
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# Unicorn House 7, Flat 4 Castle Street

DOVER, CT16 1PT

# £90,000 LEASEHOLD

DRAFT DETAILS...FOR SALE THROUGH BURNAP + ABEL...Fantastic One-Bedroom Third Floor Apartment – Chain-Free with Future Share of Freehold | Situated in a convenient and well-connected location, this fantastic one-bedroom third floor apartment offers light-filled living, modern convenience and excellent long-term potential. Offered to the market chain-free, this is ideal for first-time buyers, investors, or those looking to downsize. The property will come with a new 999 year lease and once all flats in the block have sold, the property will benefit from a share of the freehold, offering added peace of mind and value. The apartment is within easy reach of a variety of local amenities, including shops, cafes, and transport links, making it a superb base for modern living. Whether you're stepping onto the property ladder, adding to your portfolio, or seeking a low-maintenance lifestyle, this apartment is a smart choice in a sought-after setting. For your chance to view call Burnap + Abel on 01304 279107.





## Lounge/Kitchen

13' 8" x 12' 10" (4.17m x 3.91m)

### Bedroom

11' 7" x 10' 7" (3.53m x 3.23m)

#### **Shower Room**

### **Lease & Service Charge Information**

The vendor has informed us of the following information;

Lease - New 999 Year Lease

Service Charge - Paid as & when needed

Share Of Freehold once all sales complete in the block

### **Area Information**

Situated within easy walking distance of Dover town, and the main shopping parade. Also within walking distance is Priory main-line railway station with the fast link train to London St Pancras in just over 1 hour 10 minutes. There are good access routes to the A20/M20 to Ashford and London. St James's development with a cinema complex, a range of restaurants and High Street shops including Next and Marks & Spencer.



# Third Floor

Approx. 37.5 sq. metres (404.0 sq. feet)

