



## Charter House Flat 11, 1-4 Camden Crescent

Dover  
CT16 1LE

**£160,000 LEASEHOLD SHARE OF FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Offers Over £160,000 | Wonderful Two-Bedroom Lower Ground Floor Flat – Grade II Listed New Kitchen | Chain-Free | Walking Distance to Seafront & Restaurants. Located just a short stroll from the seafront and a variety of popular restaurants, this charming two-bedroom lower ground floor flat forms part of an elegant Grade II listed building full of character and charm. The property has been recently updated with a new kitchen and features a combination boiler, serviced in 2025, ensuring energy-efficient comfort. Residents also benefit from access to well-maintained communal gardens - ideal for relaxing outdoors. Offered chain-free, this is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance coastal home in a desirable location. For your chance to view call sole agent Burnap + Abel on 01304 279107.





Entrance Hall

Lounge/Dining Room

14' 6" x 14' 4" (4.42m x 4.37m)

Kitchen

11' 9" x 8' 1" (3.58m x 2.46m)

Bedroom One

11' 3" x 9' 7" (3.43m x 2.92m)

Bedroom Two

14' 6" x 7' 10" (4.42m x 2.39m)

Bathroom

6' 10" x 5' 1" (2.08m x 1.55m)

Communal Garden

Lease & Service Charge Information

The vendors have provided us the following information;

Share Of Freehold

Lease length - 85 Years remaining (Approximately)

Service Charge - Approximately £2200 Per Annum

Area Information

Situated just a short walk from Dover seafront, as well as the St James leisure and retail park, the vibrant town centre and for those looking to commute Dover Priory train station is just over a mile away.

