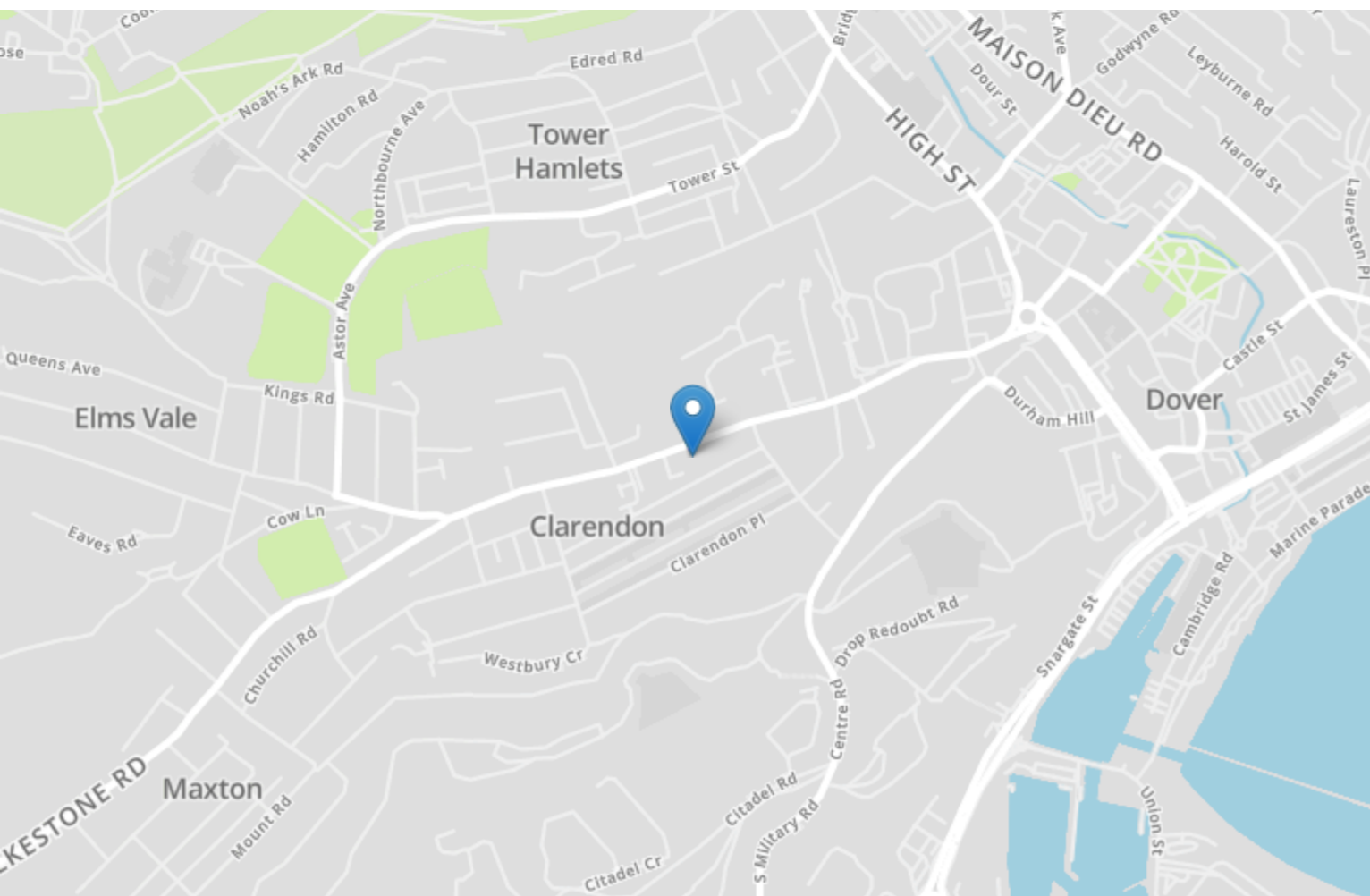


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Priory House Flat 1, 157-159 Folkestone Road

Dover
CT17 9SG

£125,000 LEASEHOLD

Price Range £125,000 - £135,000 | Fantastic one bed ground floor flat | Allocated parking | Walking distance to the Dover Priory train station | Burnap + Abel are delighted to offer onto the market this fabulous one bedroom ground floor flat located in the conveniently placed Priory House, Folkestone Road, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge/diner, kitchen, large double bedroom and a modern shower room. Additional benefits include allocated parking for one car, communal garden space, double glazing, gas central heating and plenty of storage space. Priory House is a well kept block of apartment that is found in a very convenient location in the historic seaside town of Dover. The immediate area has local shops nearby as well as public houses and is in very close proximity to the Dover's high speed rail link into St Pancras, London. Dover has seen some excellent investment in recent years with its high street and St James shopping complex. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, radiator, storage cupboard, cupboard with space for a tumble dryer and doors leading to;

Lounge

18' 2" x 10' 8" (5.54m x 3.25m) Spacious lounge with carpeted floor, radiator, double glazed window and space for a table and chairs.

Kitchen

9' 8" x 6' 2" (2.95m x 1.88m) A mix of wall and base units, space for cooker, fridge freezer and washing machine. Wall mounted boiler, radiator and double glazed window.

Bedroom

16' 8" x 8' 10" (5.08m x 2.69m) A large double bedroom with carpeted floor, radiator and double glazed window.

Shower room

6' 6" x 6' 2" (1.98m x 1.88m) A lovely modern fitted shower room with a low level W.C., walk in shower, wash hand basin and heated towel rail.

Allocated Parking

The property comes with an allocated parking space for one car.

Communal Garden

Communal garden space

Lease & Service Charge Information

The vendor has informed us of the following information;

Lease - 125 years from 1989 - (approximately 92 years remaining)

Service Charge - £800 per annum

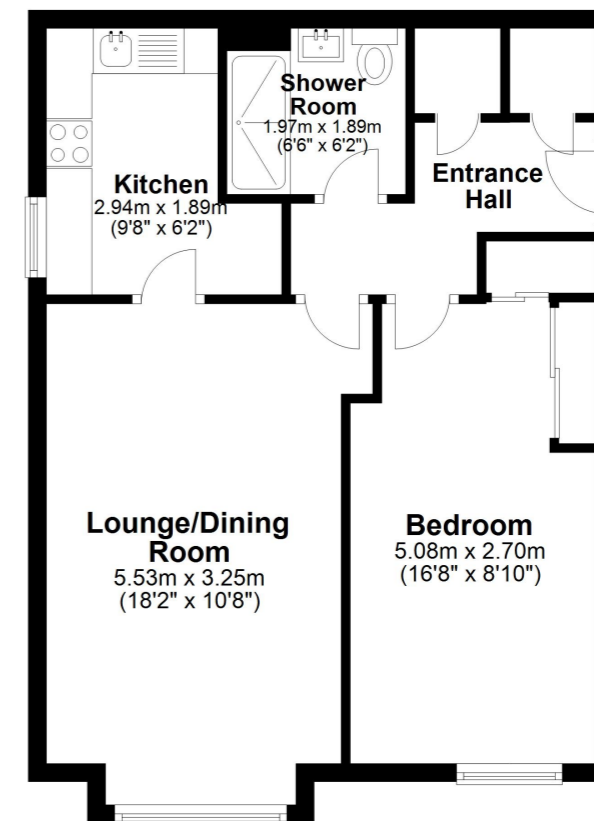
Ground Rent - £90 per annum

Area Information

Situated close to Dover Town Centre with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and there are several primary and secondary schools dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

Ground Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



Total area: approx. 48.4 sq. metres (520.9 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.

