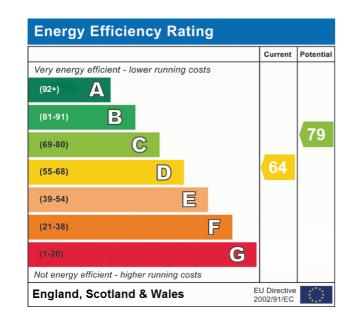


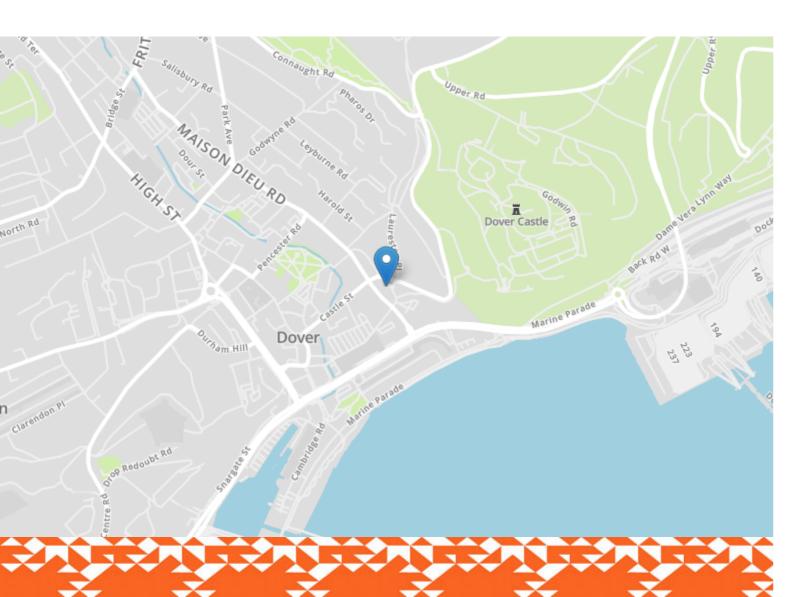
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# First Floor Flat 3 Castle Hill Road

Dover CT16 1QG

## £120,000 LEASEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL! \*\*\* GUIDE PRICE £120,000 To £130,000 \*\*\*  $\,$ 

\*\*One Bedroom Flat in the Heart of Dover: Your Ideal First Home!\*\*

This beautifully finished one-bedroom flat embodies modern living while offering a cosy and inviting atmosphere that you'll be excited to call home

Step inside and be greeted by bright and airy interiors, where natural light floods through large windows, creating an uplifting ambiance throughout. The spacious layout is perfect for both relaxing evenings at home or entertaining friends and family.

The heart of this lovely home is undoubtedly its modern kitchen, equipped with sleek cabinetry and space for appliances that cater to all your culinary adventures. Whether you're whipping up a quick breakfast or hosting a dinner soiree, this stylish space will inspire creativity in every meal you prepare.

Situated just moments away from St James Park and the bustling Harbour area, this flat allows you to enjoy the best of what Dover has to offer. Spend your weekends strolling through scenic green spaces or indulge yourself in charming waterfront cafes—endless possibilities lie right at your doorstep!





https://www.burnapandabel.co

# Lounge

14' 11" x 11' 4" (4.55m x 3.45m)

## Kitchen/Dining Room

14' 11" x 7' 5" (4.55m x 2.26m)

#### Bedroom

11' 11" x 9' 11" (3.63m x 3.02m)

#### Shower Room

7' 10" x 4' 2" (2.39m x 1.27m)

## **Lease & Service Charge Information**

The vendor has informed us of the following information;

Ground rent £100 per year Service charge £1250 per year 93 year lease (Approximate)

## **Area Information**

Located on Castle Hill Road, a popular area, nestled in the heart of the historic coastal town Dover. This home is within close proximity to Dover's iconic White Cliffs and the English Channel, providing regular ferry crossings to The Continent. Dover Priory railway station offers high-speed connections to the capital, making this location ideal for commuters and families alike. The nearby A2 dual carriageway ensures a quick connection to the historic Cathedral City of Canterbury, known for its excellent shopping, educational, and recreational facilities. Barton Road is surrounded by renowned schools, such as Dover Girls Grammar School, all within walking distance, providing a balance between a community lifestyle and accessibility to all convenience.

# First Floor

Approx. 42.8 sq. metres (460.5 sq. feet)

