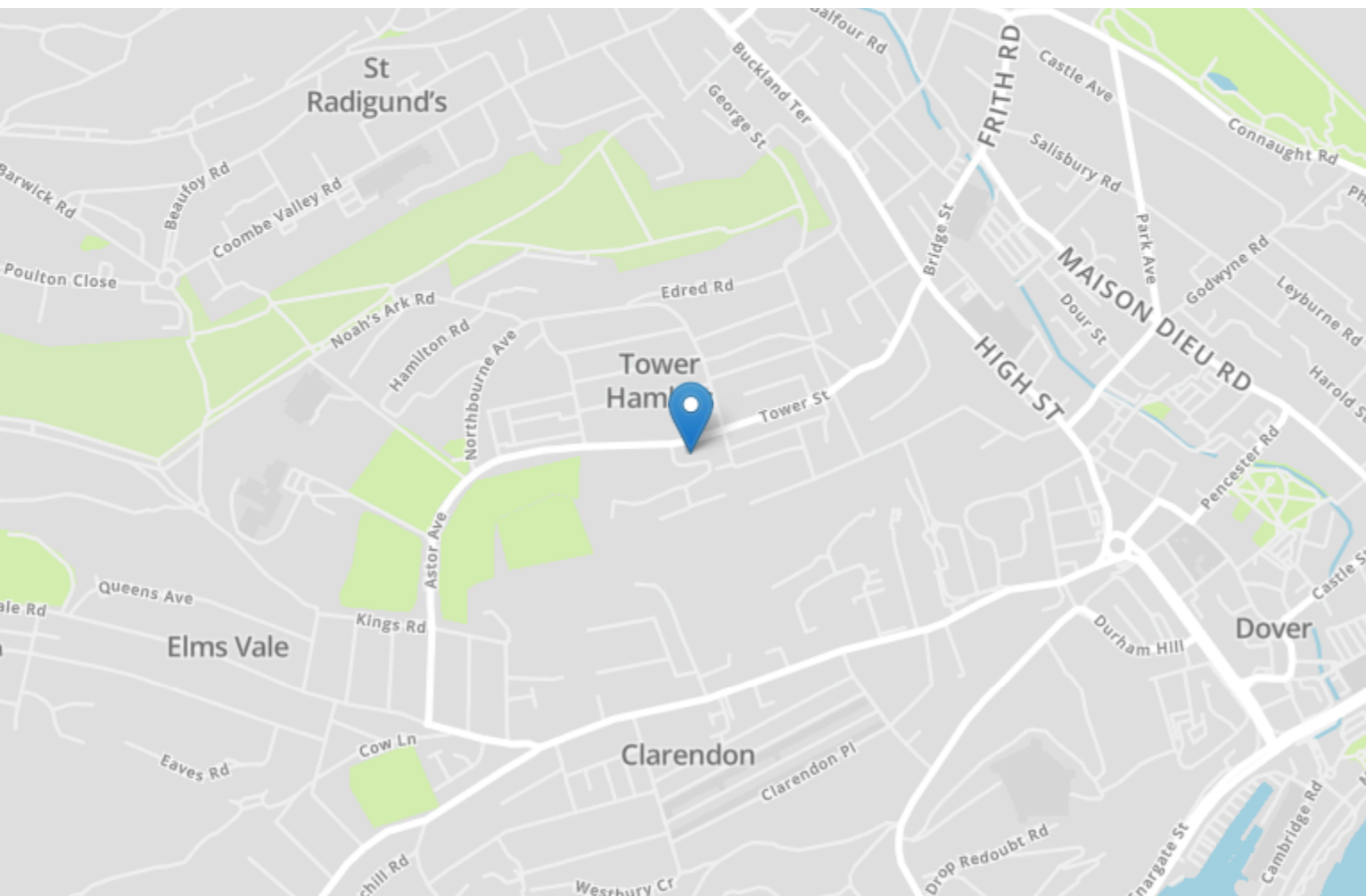


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Tallis Court Flat 16 Auden Way

Dover
CT17 0WN

£140,000 LEASEHOLD

Draft Details...Price Range £140,000 - £150,000 | Fabulous Two Bedroom Ground Floor Flat | Allocated Parking | Ideal For First Time Buyers & Buy To Let Investors | Modern Boiler (Installed February 2023 & Serviced In 2024) | Burnap + Abel are delighted to offer onto the market this beautiful two bedroom ground floor flat located in the conveniently place Tallis Court, Auden Way, Dover. The property is in very good condition throughout and the and the accommodation boasts a light and airy lounge, spacious kitchen, two double bedrooms and a bathroom. Additional benefits include allocated parking for one car, own private entrance as well as communal entrance, double glazing and gas central heating. These properties were built in 2007 and are situated close to the town centre, and only a short walk away is the main-line railway station at Priory with the fast-link train to St Pancras in 1 hour 10 minutes. There are excellent access routes to the A2/M2 to London, and within the area is a good range of shops and primary, secondary and grammar schools. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Laminate floor, spacious built in cupboards, radiator and doors leading;

Lounge

16' 2" x 11' 1" (4.93m x 3.38m) Light & airy lounge with carpeted floor, radiator and double glazed doors to the front.

Kitchen

15' 5" x 6' 4" (4.70m x 1.93m) A mix of wall and base units, space for fridge freezer, washing machine, tumble dryer and an integrated oven/hob.

Bedroom One

16' 1" x 8' 7" (4.90m x 2.62m) Large double bedroom with carpeted floor, radiator and double glazed windows

Bedroom Two

12' 4" x 7' 11" (3.76m x 2.41m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

7' 7" x 6' 4" (2.31m x 1.93m) Bath with overhead shower, low level W.C., wash hand basin, radiator and extractor fan.

Parking

The property has allocated parking for one car.

Lease & Service Charge Information

The vendor has informed us of the following information;

Lease Length - Approximately 82 years remaining on the lease.

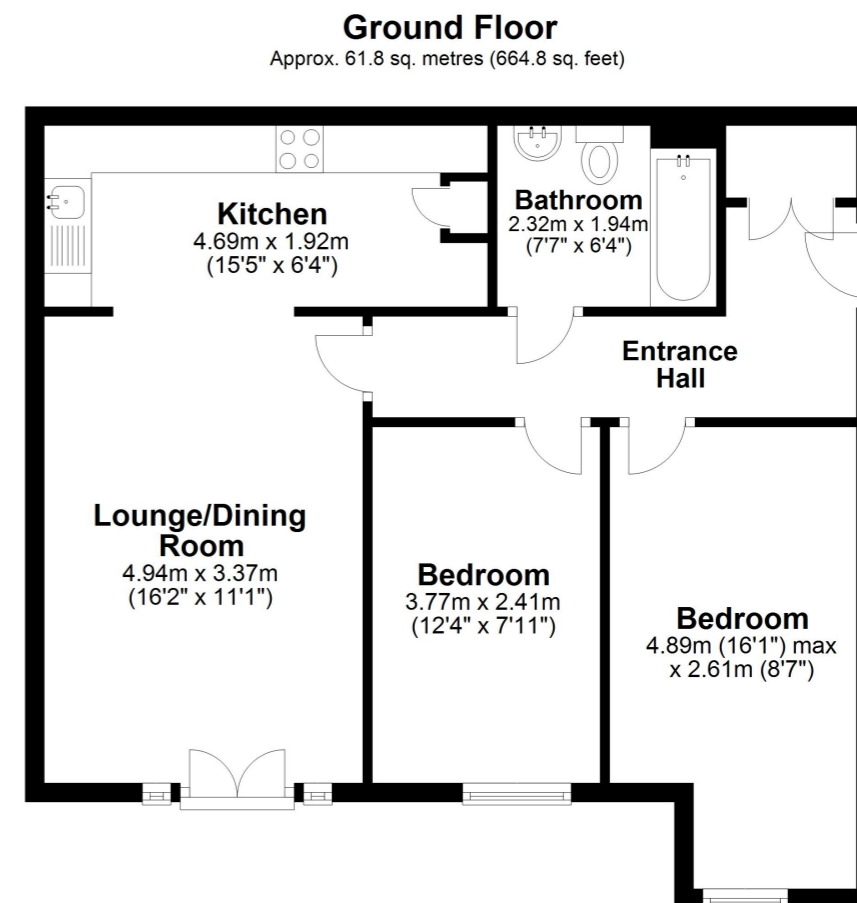
Ground Rent - £100 per annum.

Service Charge - £146 pcm (£1752 per annum).

Freeholders are Town & Country

Area Information

Ideally situated in a popular location within walking distance of the Dover town centre is this two bedroom apartment. There is a great range of shops in the town and the white cliffs and western heights are within easy reach too. Dover Priory railway station is within a short walk of the apartment so getting around should be easy enough, there is also local bus services stopping near by.



Total area: approx. 61.8 sq. metres (664.8 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.

