

Flat C, 3 Cannon Street

Dover
CT16 1BY

£90,000 LEASEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this fabulous one bedroom flat located in the conveniently located Cannon Street, Dover. The property is within walking distance to the Dover Priory train station (fast train to London), shops and beach making this an ideal first time purchase or buy to let investment. The accommodation boasts a spacious open plan lounge/kitchen, double bedroom with stunning views of the Dover Castle and bathroom with shower over bath. Additional benefits include a handy storage cupboard, fitted burglar alarm and fitted fire/sprinkler system, electric central heating and NO ONWARD CHAIN. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge/Dining Room

14' 8" x 13' 0" (4.47m x 3.96m)

Kitchen

14' 8" x 5' 9" (4.47m x 1.75m)

Bedroom

13' 1" x 10' 10" (3.99m x 3.30m)

Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)

Storage Cupboard

5' 0" x 4' 0" (1.52m x 1.22m)

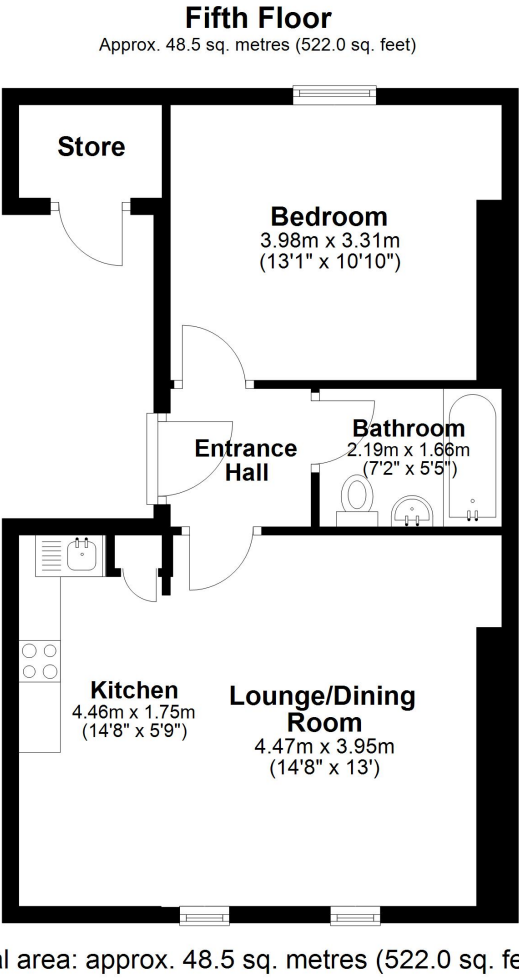
Lease & Service Charge Information

The vendor has informed us of the following information;

Lease length - Approximately 81/82 years remaining -
Vendor willing to extend lease if full asking price offer agreed.
Service Charge - Annual Service Charge varies from £1,200 - £1,500 (Paid in March).
Ground Rent - £150 per annum (Paid in June).

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.



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.

