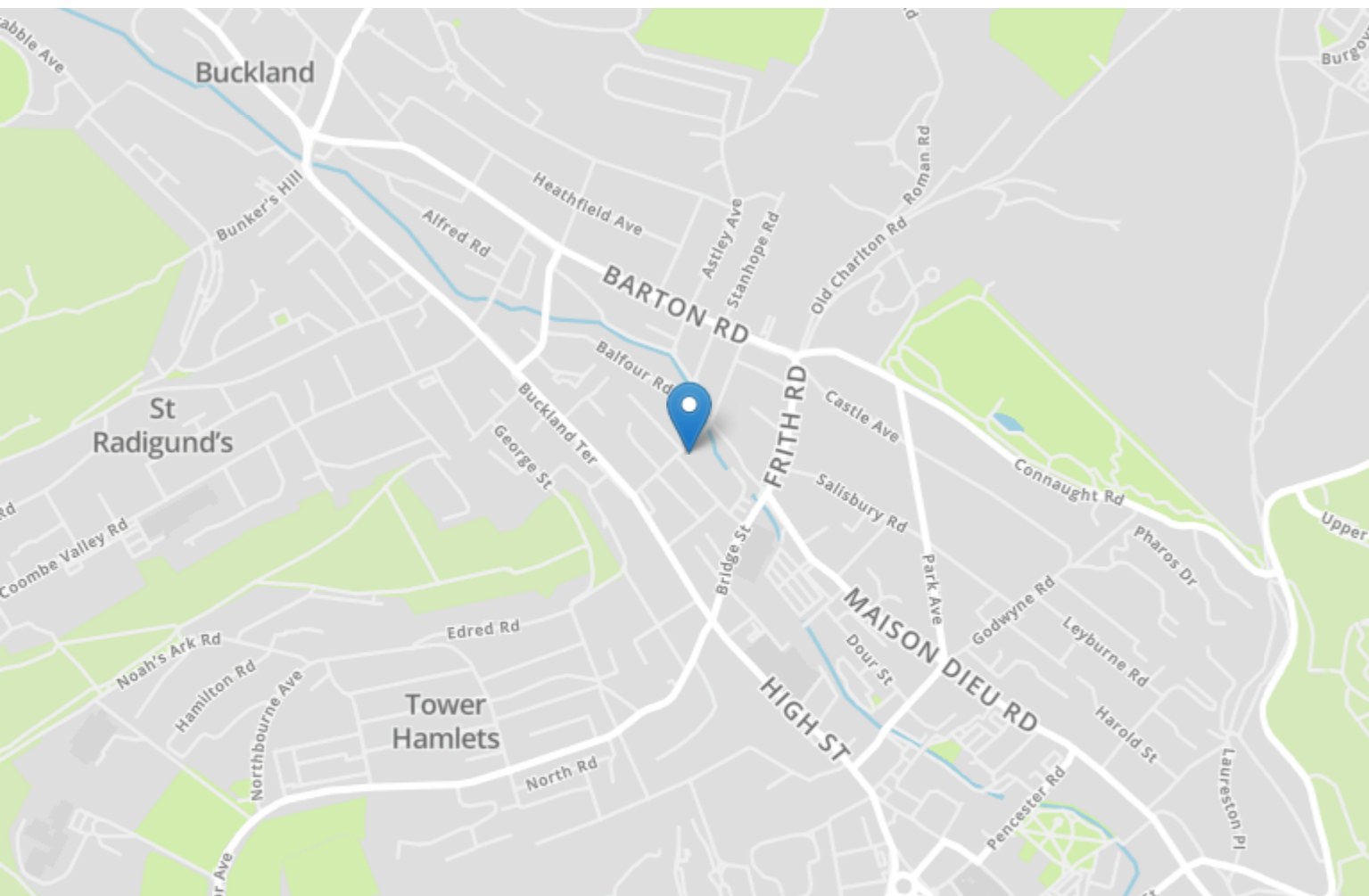


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



29 Beaconsfield Road

Dover
CT16 2LL

£160,000 LEASEHOLD

Draft Details...Offers in the Region of £160,000 | Chain Free | Gated Allocated Parking | En Suite | Long Lease (Over 900 Years Remaining) | Two Double Bedrooms | En Suite | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom apartment located in the highly sought after Beaconsfield Road, Dover. The property is in very good condition throughout and the accommodation boasts a lounge with Juliet balcony, kitchen, two double bedrooms and a modern bathroom. Additional benefits include gated allocated parking, modern en suite, double glazing, gas central heating (boiler serviced in 2024) and NO ONWARD CHAIN. This property is situated in the popular Charlton area of Dover, just a short way from the town centre. Within the local area is a good range of shops including Morrisons and Asda within walking distance. There is also a good selection of primary and secondary schools close by, including both boys and girls grammar schools. From Dover there are excellent access routes to the A2/M2 and the M20. Also close by is the main-line railway station at Priory with the fast-link train to St Pancras in just 1 hour 10 minutes. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Laminate floor, radiator, loft hatch and doors leading to;

Lounge

15' 7" x 12' 9" (4.75m x 3.89m) A light & airy lounge with laminate floor, radiators, double glazed windows and door to Juliet balcony.

Kitchen

11' 9" x 7' 5" (3.58m x 2.26m) A mix of wall and base units, free standing fridge freezer and washing machine (will be staying), integrated oven/hob, wall mounted boiler (serviced 2024), radiator and double glazed window.

Bedroom One

18' 10" x 12' 10" (5.74m x 3.91m) Large double bedroom with laminate floor, fitted wardrobes, radiator and double glazed window.

En Suite

Modern suite with shower, low level W.C., wash hand basin, heated towel rail and double glazed window.

Bedroom Two

13' 5" x 10' 4" (4.09m x 3.15m) Double bedroom with laminate floor, fitted units, radiator and double glazed window.

Bathroom

8' 1" x 6' 0" (2.46m x 1.83m) Modern suite with bath, separate shower, low level W.C., wash hand basin, heated towel rail and double glazed window.

Gated Parking

The vendor has informed us that the property comes with gated allocated parking for one car.

Lease & Service Charge Information

The vendors has informed us of the following information;

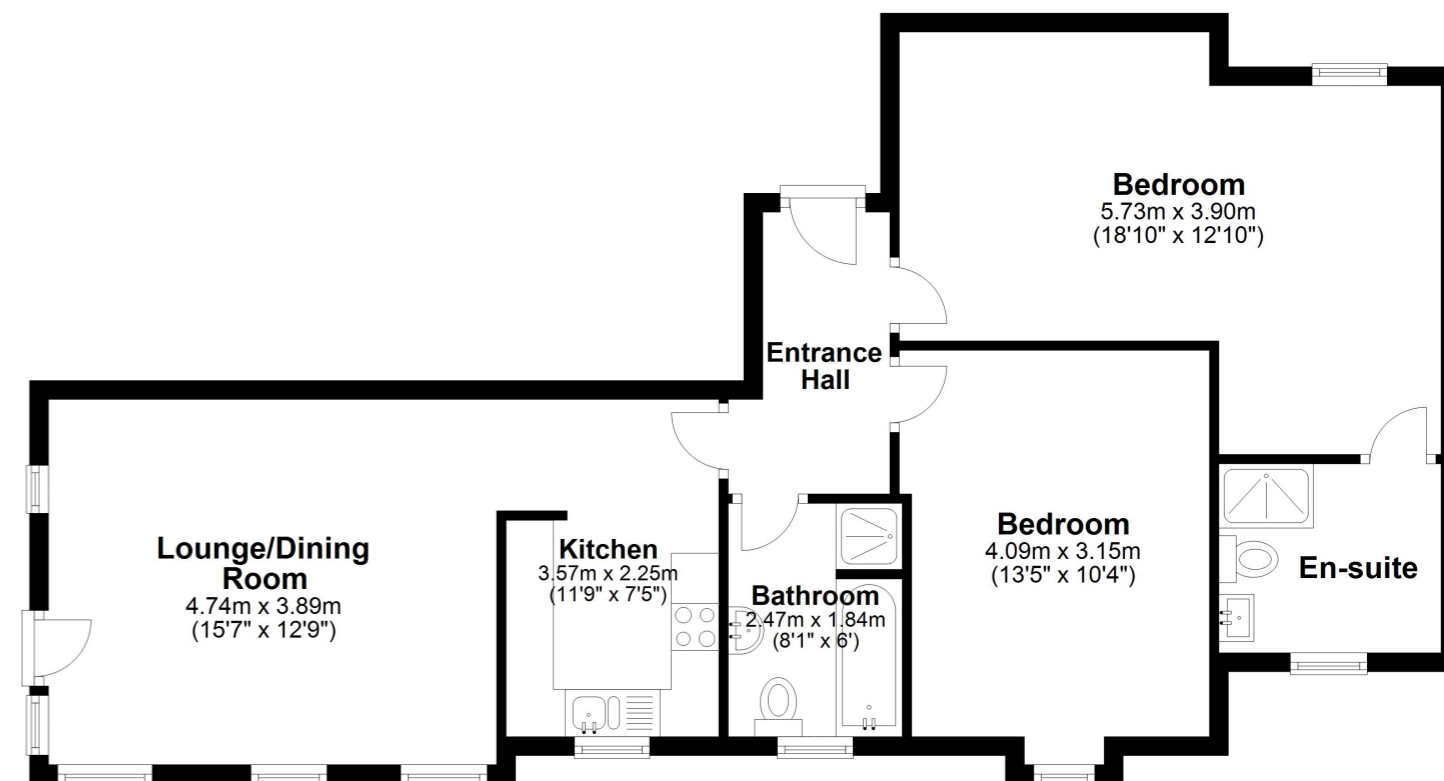
Lease Length - Over 900 Years remaining

Service Charge - £1296.37 every 6 months. (Includes ground rent and buildings insurance).

Area Information

Beaconsfield Road is located on the flat in the centre of town near a main bus route, walking distance to a range of local shops and supermarkets as well as a selection of well regarded schools.

Second Floor
Approx. 75.2 sq. metres (809.9 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

