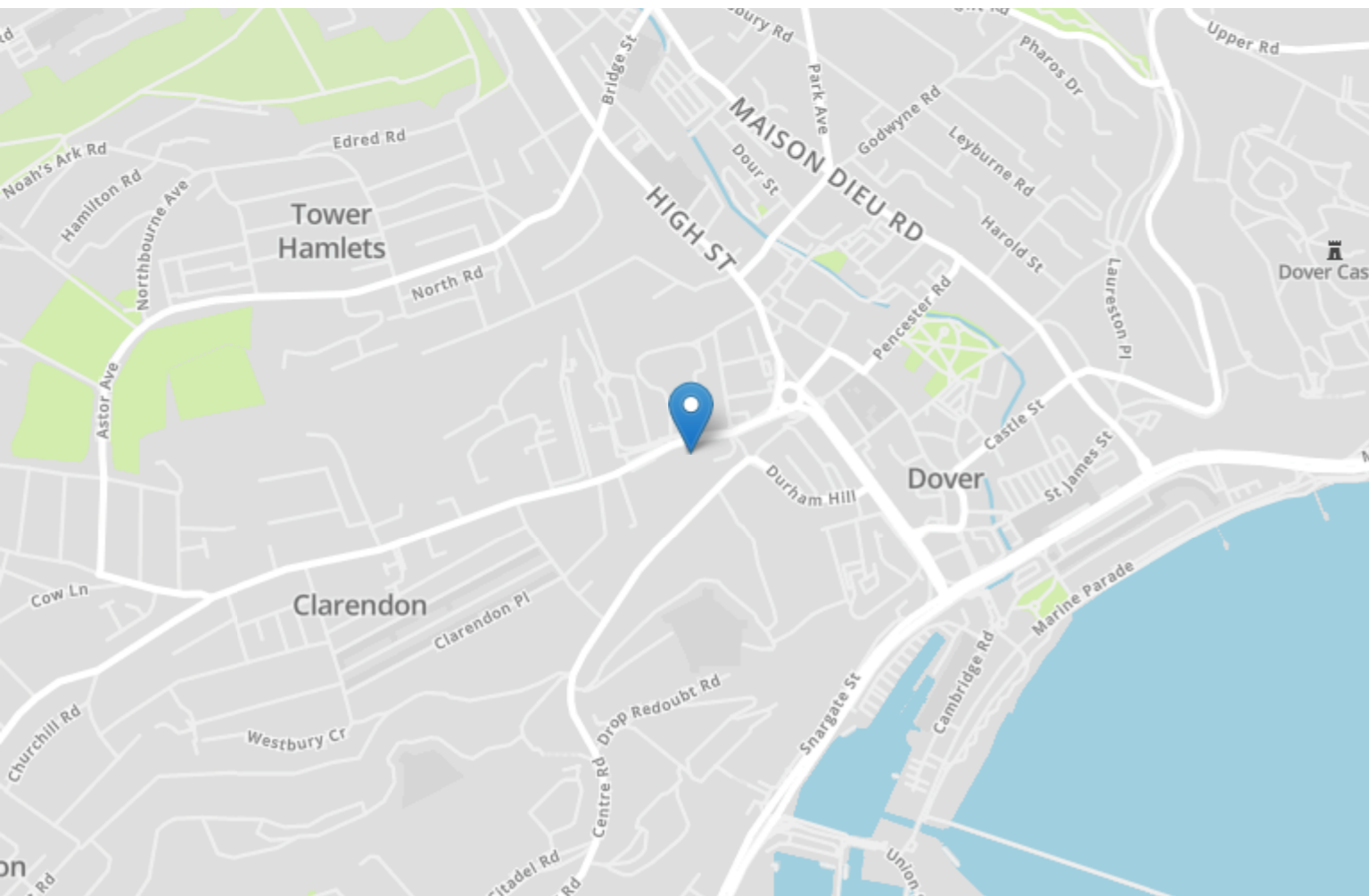


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Flat 3, 51 Folkestone Road

Dover
CT17 9RZ

£160,000 LEASEHOLD SHARE OF FREEHOLD

Draft Details...Fantastic Two Bedroom Maisonette | Balcony | Chain Free | Share Of Freehold | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom maisonette situated on the conveniently positioned Folkestone Road, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge, modern fitted kitchen, bathroom and two double bedrooms. Additional benefits include a balcony area, communal garden, two toilets, gas central heating, share of freehold and NO ONWARD CHAIN. Situated within a level walk 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. For your chance to view call sole agent Burnap + Abel on 01304 279107.



First Floor

Carpeted stairs to first floor and doors leading to;

Lounge

15' 9" x 12' 7" (4.80m x 3.84m) Spacious lounge with laminate floor, fire place and windows.

Kitchen

12' 11" x 10' 0" (3.94m x 3.05m) Modern fitted kitchen with a mix of wall and base units, space for cooker, fridge freezer and washing machine. Radiator and door to the balcony area.

Bathroom

9' 10" x 7' 3" (3.00m x 2.21m) Modern bathroom with a low level W.C., bath with shower attachment, wash hand basin, cupboard, radiator and a window.

Bathroom

9' 10" x 7' 3" (3.00m x 2.21m) Bath, low level W.C., wash hand basin and window.

Second Floor

Carpeted stairs, carpeted landing, loft hatch and doors leading to;

W.C.

Low level W.C. and wash hand basin.

Bedroom One

15' 8" x 10' 8" (4.78m x 3.25m) Large double bedroom with carpeted floor, radiator and window.

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m) Double bedroom with carpeted floor, radiator and windw.

Balcony

Private balcony overlooking the communal garden.

Communal Garden

The vendors have informed us that the flat owns a share of the communal garden.

Lease & Service Charge Information

The vendor has informed us of the following information;

The property has a 25% share of freehold.

Lease Length - Approximately 109 years

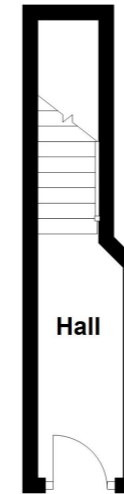
Service Charge - Paid as and when needed

Area Information

Situated on the edge of the town centre of Dover close to many popular primary and secondary schools and is within easy reach of a range of local amenities, the new St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns. The Port and iconic White Cliffs are a short drive as is the medieval castle.

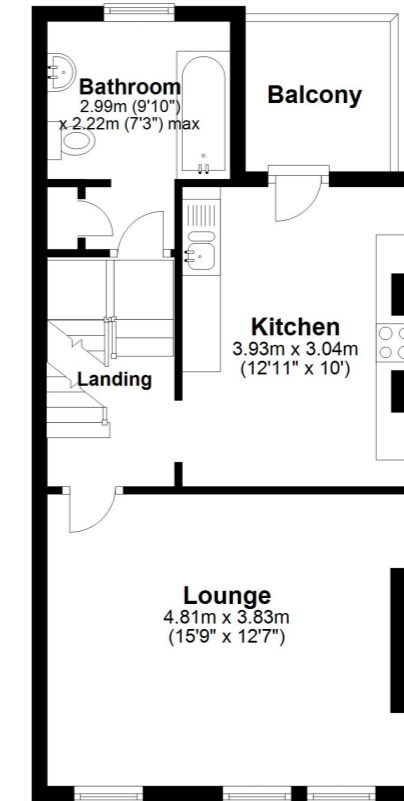
Ground Floor

Approx. 5.7 sq. metres (61.5 sq. feet)



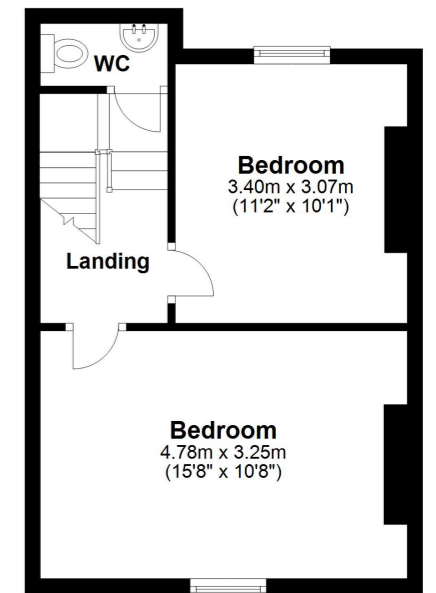
First Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



Second Floor

Approx. 33.4 sq. metres (359.1 sq. feet)



Total area: approx. 82.1 sq. metres (883.5 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.

