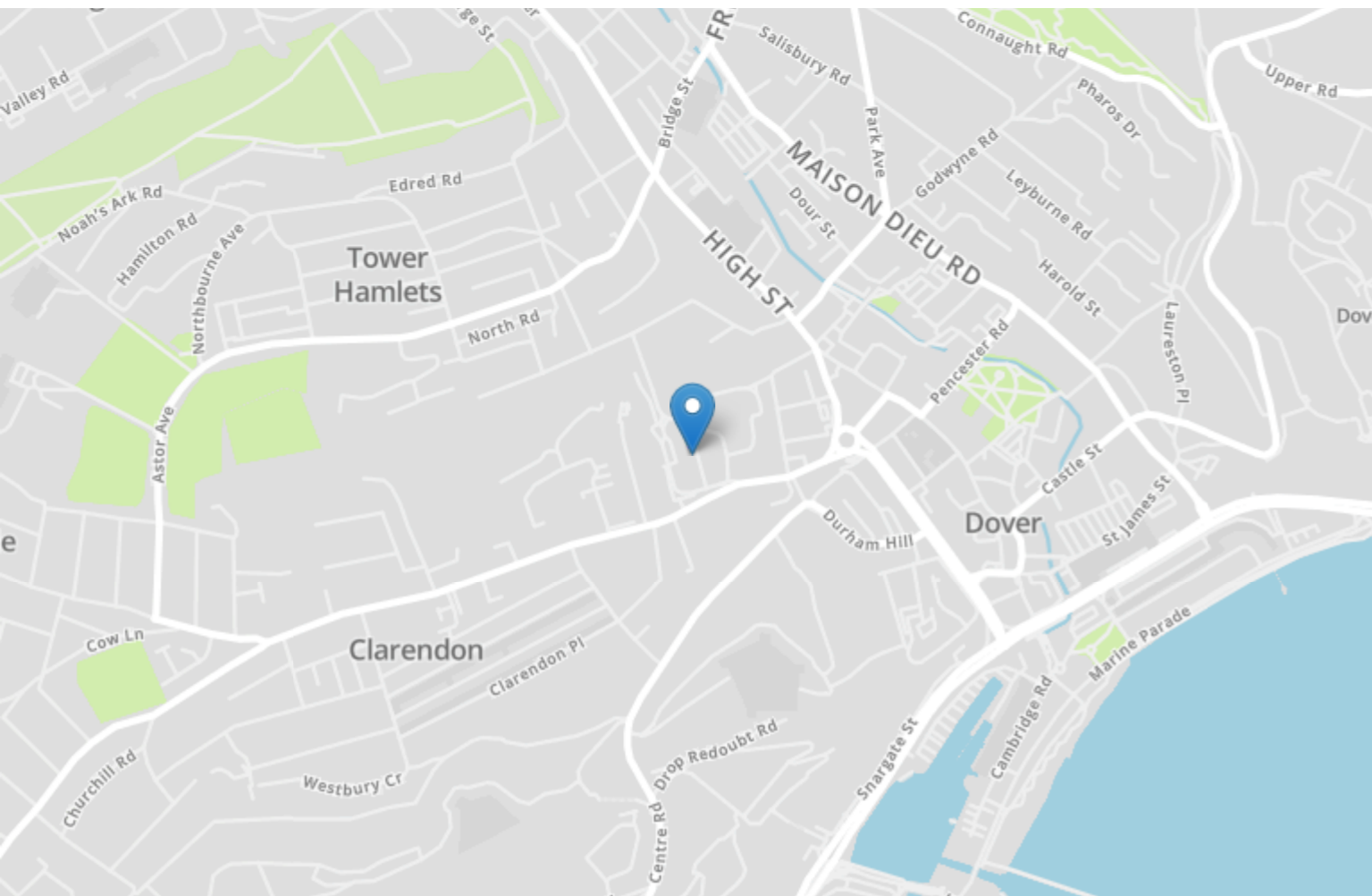


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Stuart Court Flat 6 Priory Gate Road

Dover
CT17 9TX

£175,000 LEASEHOLD

Draft Details... Two Bedroom Top Floor Flat | Stunning Views of Dover Castle | Garage & Residential Parking | Over 900 Years Remaining on Lease | Close to a Number of Schools and Shops | Walking Distance to Dover Priory Train Station & Pencester Bus Station... Burnap + Abel are delighted to offer onto the market this tidy, quiet, secure and conveniently located two bedroom second floor flat situated in the popular Priory Gate Road, Dover. In our opinion the property is in very good condition. It features LED downlighting throughout, has recently been redecorated and re-carpeted and boasts two double bedrooms, a spacious lounge, kitchen and family bathroom. Additional benefits include a balcony, private garage and residential off street parking, double glazing, gas central heating (boiler serviced 2024), separate storage room within the basement of the block, fabulous views of the historical Dover Castle and Dover College grounds and buildings, plus a lease of over 900 years. The property is positioned on a quiet cul-de-sac just outside of the heart of Dover Town Centre and is a stone's throw away from Dover Priory Train Station which offers speedy and easy access to the Capital City of London. Also within walking distance are St James' Shopping Centre, Dover Marina, various schools and shops as well as bus routes leading towards the neighbouring towns of Folkestone & Deal or the Famous Cathedral City of Canterbury. For your chance to view please call sole agent, Burnap + Abel now on 01304 279107.



Entrance Hall

Hallway with carpeted flooring, radiator and access to a spacious loft. Leading to;

Lounge

15' 4" x 10' 4" (4.67m x 3.15m) A bright and spacious lounge with carpeted flooring, double glazed windows and radiator. Beautiful views of the historical Dover College and Dover Castle.

Kitchen

10' 4" x 7' 11" (3.15m x 2.41m) A mix of wall and base units with space for fridge/freezer, cooker, washing machine and dishwasher. The kitchen is also fitted with tiled flooring, a double glazed window, radiator and a storage cupboard housing a wall mounted gas boiler.

Bathroom

7' 9" x 5' 6" (2.36m x 1.68m) Bath with overhead shower, low level W.C., hand wash basin, generous storage cupboard, tiled flooring and radiator.

Bedroom One

14' 0" x 9' 4" (4.27m x 2.84m) Good sized double bedroom with balcony overlooking Dover Priory Train Station, carpeted flooring, double glazed window and door, radiator.

Balcony

Bedroom Two

9' 4" x 7' 11" (2.84m x 2.41m) Double bedroom with carpeted flooring, double glazed window, radiator.

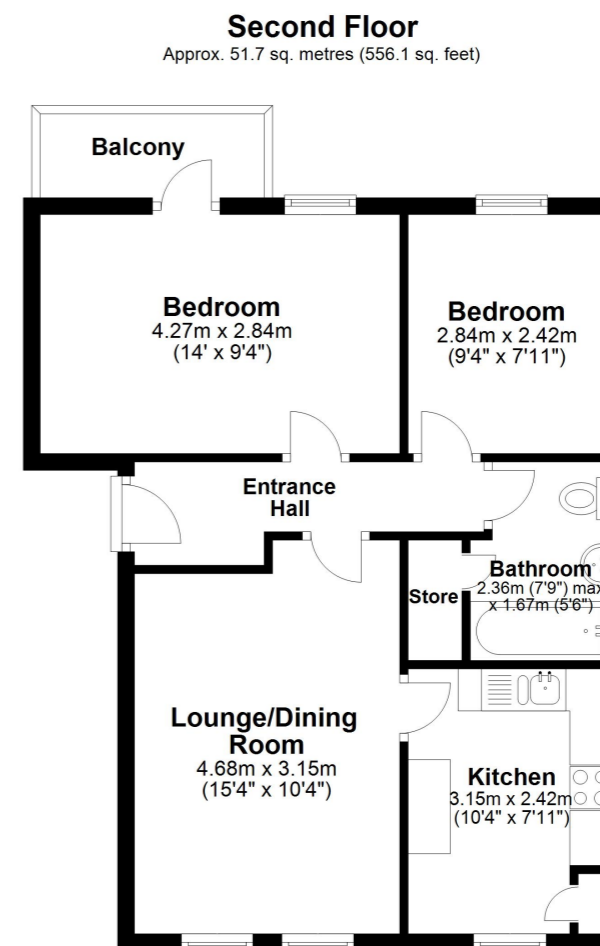
Garage & Residential Parking

Additional Information and Service Charges

The vendors have informed us that the property is available as furnished along with kitchen appliances, if required. There is also a garage the vendors own on a separate title within the block which they are willing to sell or rent to any potential buyers. Please submit any offers to Burnap + Abel along with your property offer. The rental price for the garage is £25 per month to potential buyers. Lease and Service charges are as below as mentioned by the vendor:

Lease - Approx. 993 years remaining (999 years as of 2018). The same lease length also applies to the garage.

Service Charge - £1,503.34 per annum



Total area: approx. 51.7 sq. metres (556.1 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.

