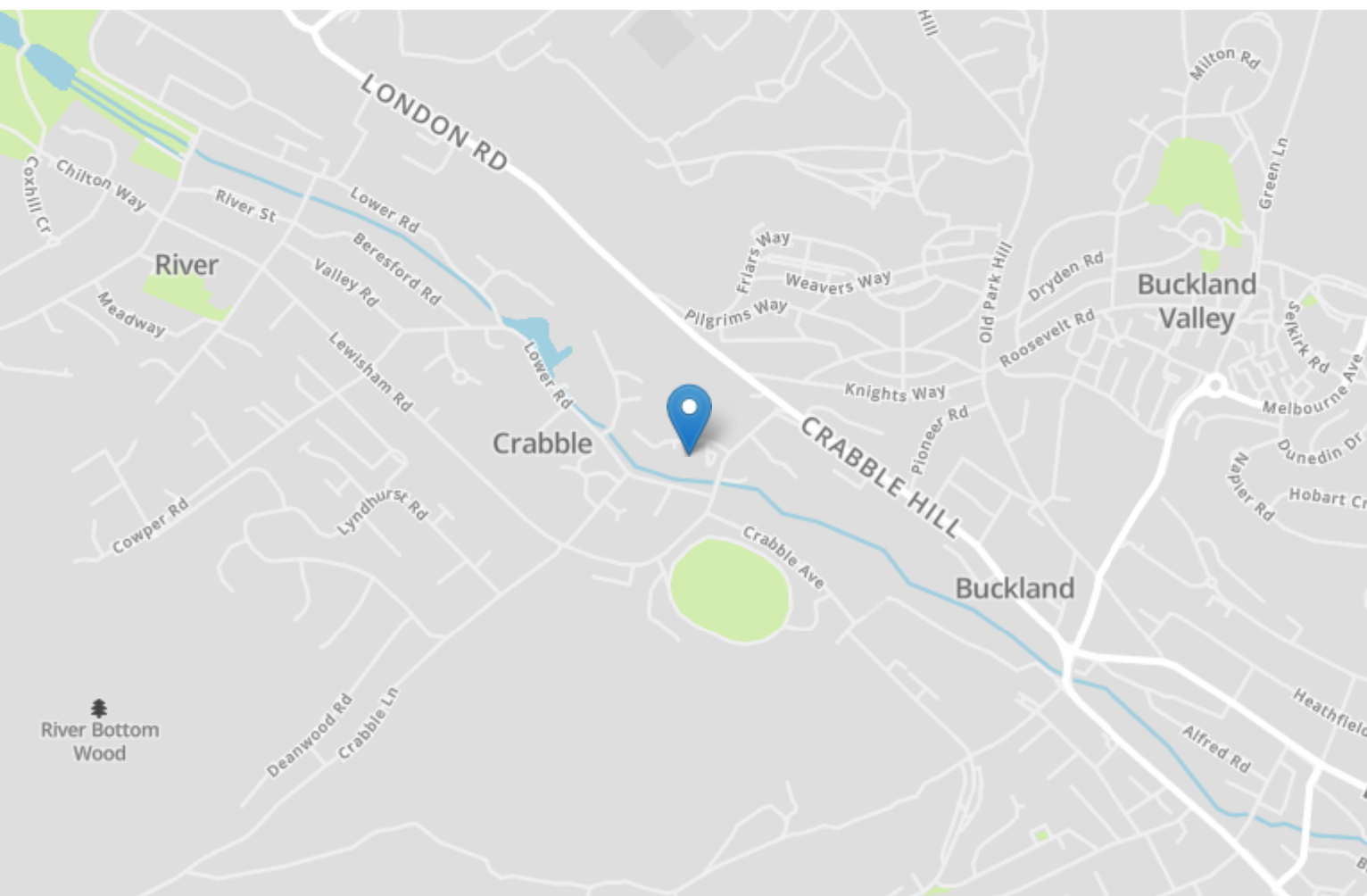


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



23 Mill House Mill Race

RIVER, Dover
CT17 0UR

£140,000 LEASEHOLD

Guide Price - £140,000 - £150,000 | Chain Free | Allocated Parking | Communal Gardens | Over 900 Years Remaining On The Lease | Double Glazing + Gas Central Heating | Highly Sought After Mill House In River | Roof Terrace Off Of The Bedroom | Burnap + Abel are delighted to offer this fantastic one bed split level apartment situated in the desirable Mill House development in the highly sought after area of River. A security gated entrance door opens to an impressive communal area leading to this well proportioned apartment. The accommodation boasts an open plan lounge/kitchen, large double bedroom, bathroom and a large walk in wardrobe area. Additional benefits include large eave storage space, communal gardens with ornamental pond, allocated parking, communal bike shed, double glazing, gas central heating, long lease and NO ONWARD CHAIN. The Mill Race development is one of the most prestigious addresses in the area due to its high finish and private location. Many properties here have become ideal rural retreats, second homes or investments as well as suiting anybody working in Canterbury or London due to its proximity to major transport links. For your chance to view please call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

17' 5" x 12' 4" (5.31m x 3.76m) A spacious open plan living room with laminate floor, spiral stair case leading to bedroom, two radiators and double glazed windows.

Kitchen

10' 8" x 5' 0" (3.25m x 1.52m) A mix of wall and base units, integrated hob/oven, space for washing machine and fridge freezer.

Spiral Staircase

Spiral staircase to the first floor

Bedroom

19' 0" x 11' 4" (5.79m x 3.45m) A large bedroom with laminate floor, radiator, two double glazed Velux windows.

Dressing Room

7' 5" x 5' 8" (2.26m x 1.73m) A good size walk in dressing room and a large eave storage cupboard.

Bathroom

6' 5" x 5' 8" (1.96m x 1.73m) Bath with shower attachment, low level W.C., radiator, wash hand basin and extractor fan.

Roof Decked Area

The roof terrace is located on the inner side of the building and is accessible from the bedroom.

Communal Gardens

Mill Race is surrounded by beautiful well-kept communal gardens, pond and offers access to River Dour.

Allocated Parking

There is a residents car park to the front with allocated parking for each of the apartments.

Lease & Service Charge Information

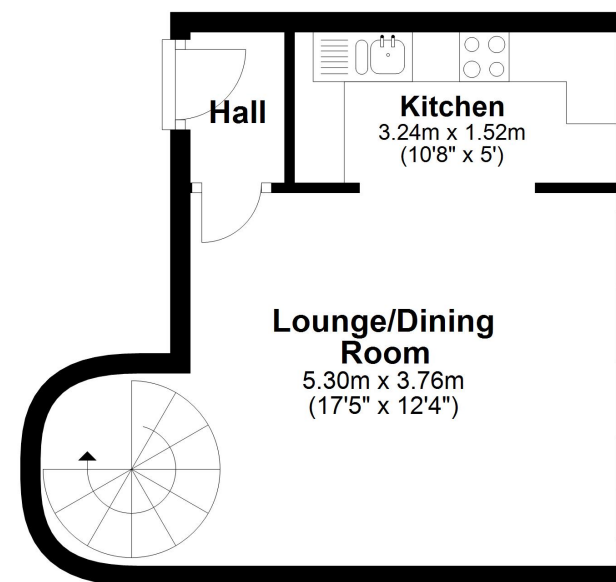
We have been informed by the vendor that the lease has 980 years remaining (approximately)

Annual service charges apply

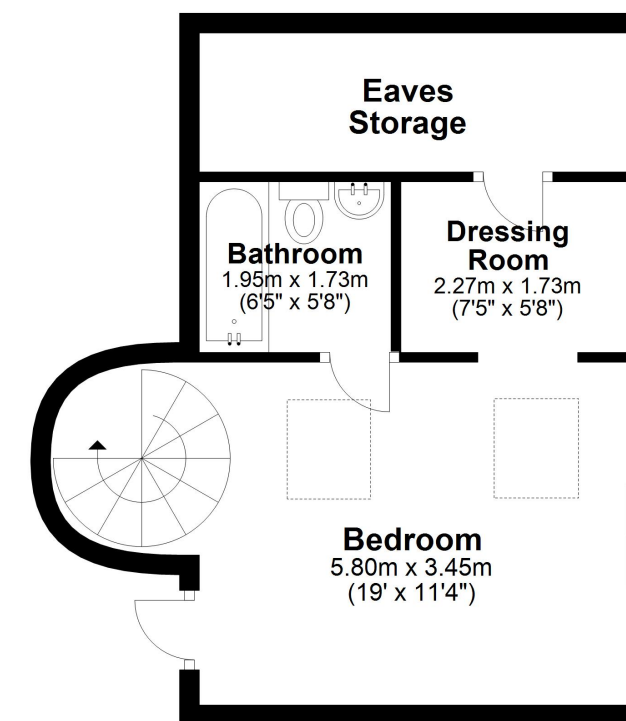
Area Information

Ideally located in River and within a short flat stroll of the village centre with the Co-Op and local pub. This Apartment is situated right beside the River and has lovely surroundings in the communal grounds. The location is ideal for access to both Kearsney Abbey and Russell Gardens, it's also good for the railway station for access to London and other parts of Kent.

First Floor
Approx. 25.2 sq. metres (270.8 sq. feet)



Second Floor
Approx. 30.9 sq. metres (332.7 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.

