

133 The Gateway

Dover
CT16 1LJ

£190,000 LEASEHOLD

Chain Free | Garage | Sea Views | Balcony | Iconic Gateway Building | Burnap + Abel are delighted to offer onto market this fabulous 3 bedroom 4th floor seafront apartment situated in the highly sought after Marine Gateway development. The property is in a prime position boasting wonderful sea views and the accommodation offers a spacious lounge/dining room, kitchen which allows access to the rear balcony with views over the White Cliffs and the iconic Dover Castle, bathroom and three bedrooms. Additional benefits include a garage, balcony offering wonderful sea views, separate cloakroom and NO ONWARD CHAIN. The Gateway stands in noted formal grounds. Located in an ideal position and within easy reach of the centre of Dover and newly opened St James' Retail and Leisure Park, the nearby Dover Priory mainline railway station provides fast access to London St Pancras International via HS1. For your chance to view call Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, radiator, cupboard space and doors leading to;

Lounge

18' 4" x 12' 8" (5.59m x 3.86m) Spacious light and airy lounge with carpeted floor, radiator, window and doors leading to the balcony.

Balcony

Balcony offering wonderful sea views. Space for table and chairs.

Kitchen

11' 3" x 8' 10" (3.43m x 2.69m) A mix of wall and base units, space for cooker, washing machine and fridge freezer. Door to rear balcony space with views of the white cliffs and the Dover Castle.

Hallway

Carpeted floor, cupboard space and doors leading to;

Bedroom One

12' 7" x 9' 7" (3.84m x 2.92m) Double bedroom with carpeted floor, cupboard space and windows offering sea views.

Bedroom Two

11' 4" x 8' 10" (3.45m x 2.69m) Double bedroom with carpeted floor, double glazed window and cupboard space.

Bedroom Three

9' 3" x 8' 0" (2.82m x 2.44m) Generous size third bedroom with carpeted floor, cupboard space and window offering sea views.

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m) Bath with shower attachment, low level W.C., wash hand basin, cupboard space and window.

Cloakroom

Low level W.C. and window.

Garage

We have been informed that the property is being sold with a garage.

Potential for permit parking (subject to availability).

Communal Gardens

Fantastically well maintained gardens with seating areas so can relax and enjoy the views.

Lease & Service Charge Information

The vendors have informed us of the following information;

Lease details -

The current lease has approximately 119 years remaining.

Service charge - £890 quarterly

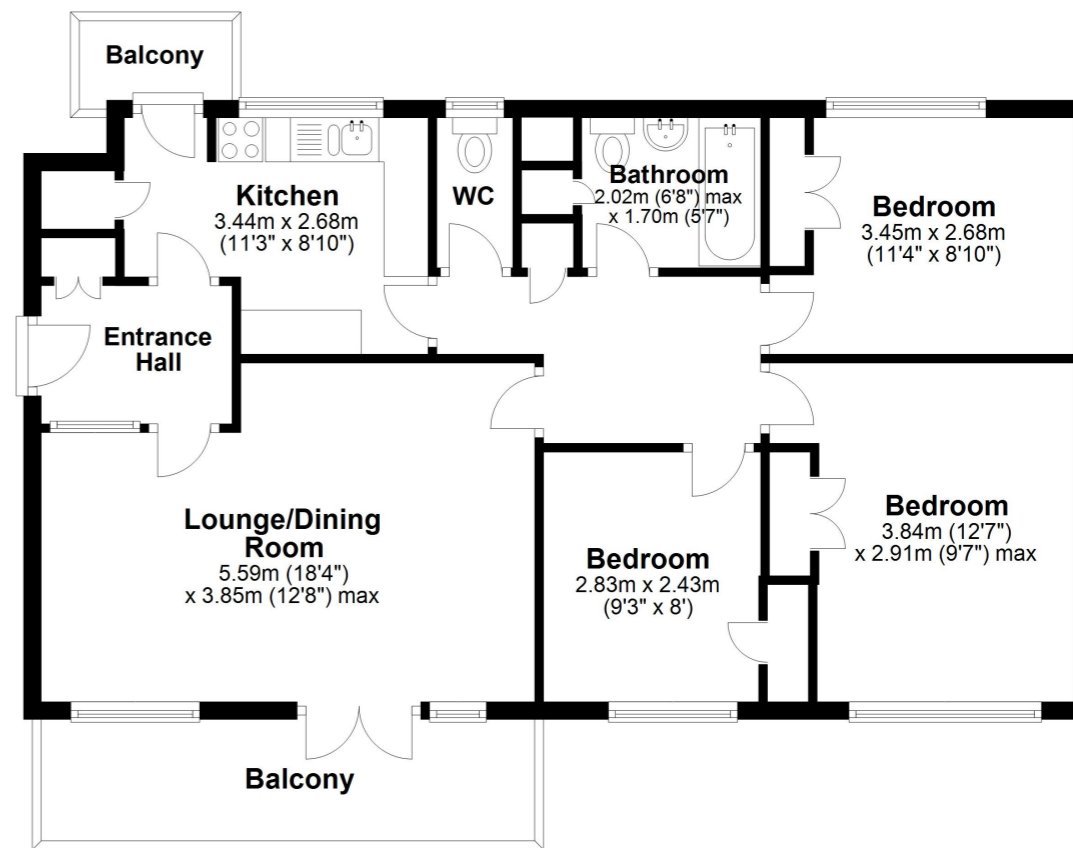
Ground rent - £10 annually

Fell Reynolds are the managing agents and they have informed us that the service charge includes the cost of heating, hot water and contribution to the lift.

Area Information

This 4th floor apartment is situated in the popular Gateway development. The town centre is within walking distance, along with Dover Port and Dover Priory main-line railway station with the fast-link train to London St Pancras in just over 1 hour 10 minutes. There are excellent road links to the M20 to London, and the A2/M2. The new St James development will transform the retail and leisure area in the heart of Dover. Offering a range of shops including M&S, Next, Cinema and a range of restaurants.

Third Floor
Approx. 72.4 sq. metres (779.3 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.

