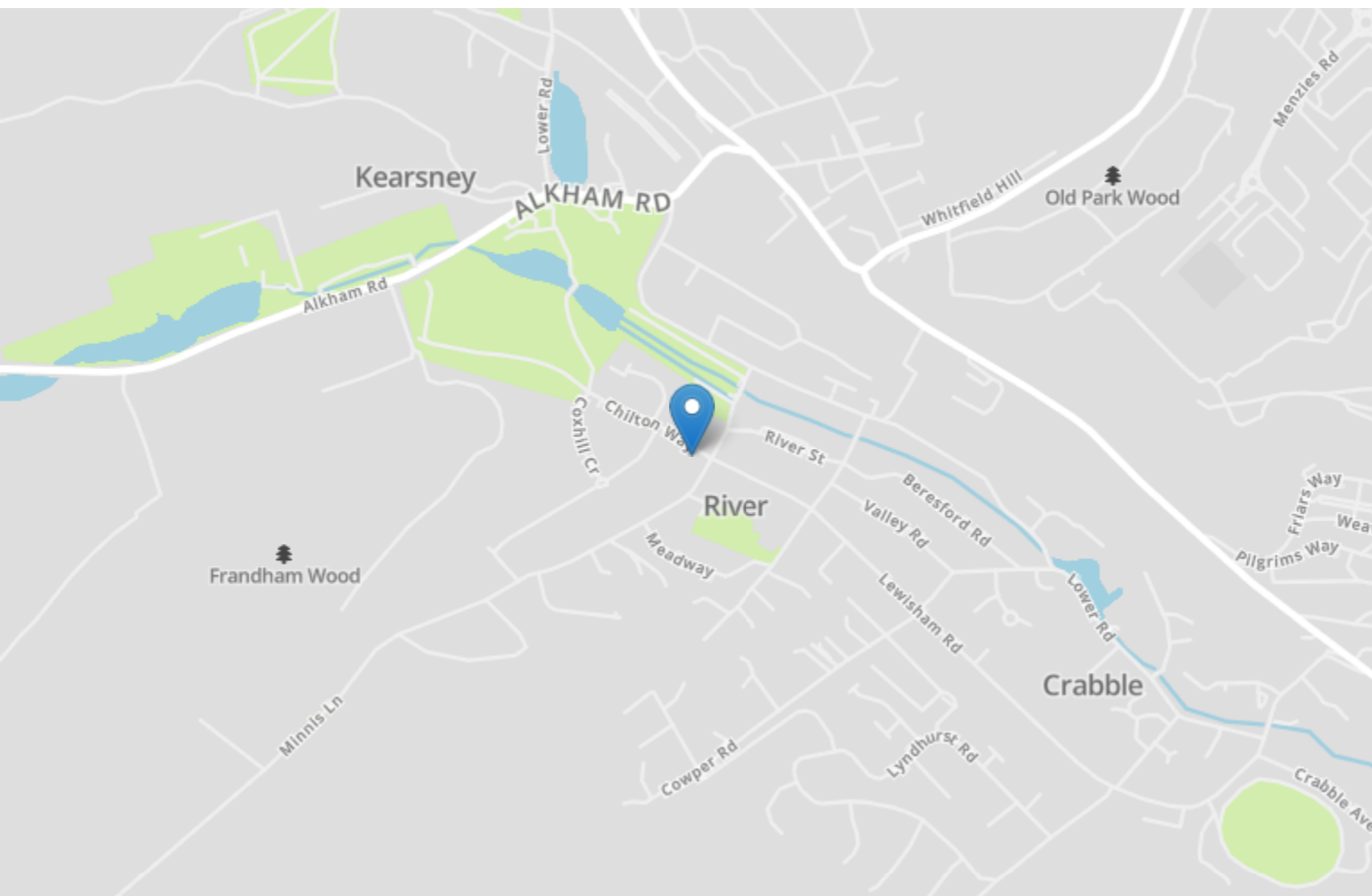


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 63                      | 69        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |



## 1a Chilton Way

RIVER, Dover  
CT17 0QB

**£1,100**

**pcm**

TO LET WITH BURNAP AND ABEL... A three bedroom apartment in the highly sought after area of River.

The property is located on the first floor with it's own self contained entrance. The flat comprises a spacious lounge/diner, three bedrooms, separate kitchen and bathroom. A small courtyard to the front.

The lounge/diner is a good size with a chimney breast feature wall and large window overlooking the front. The master bedroom is a double with neutral décor. The other two bedrooms are a bit smaller but will make good study's for remote working. The fitted kitchen includes an integrated cooker, hob and extractor fan and space for washing machine and fridge/freezer. Tile splashback and vinyl flooring.





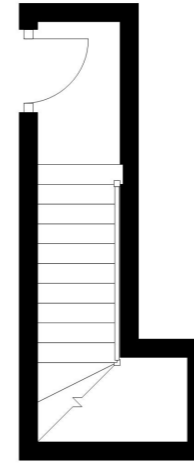
Available immediately.

Working and retired tenants.

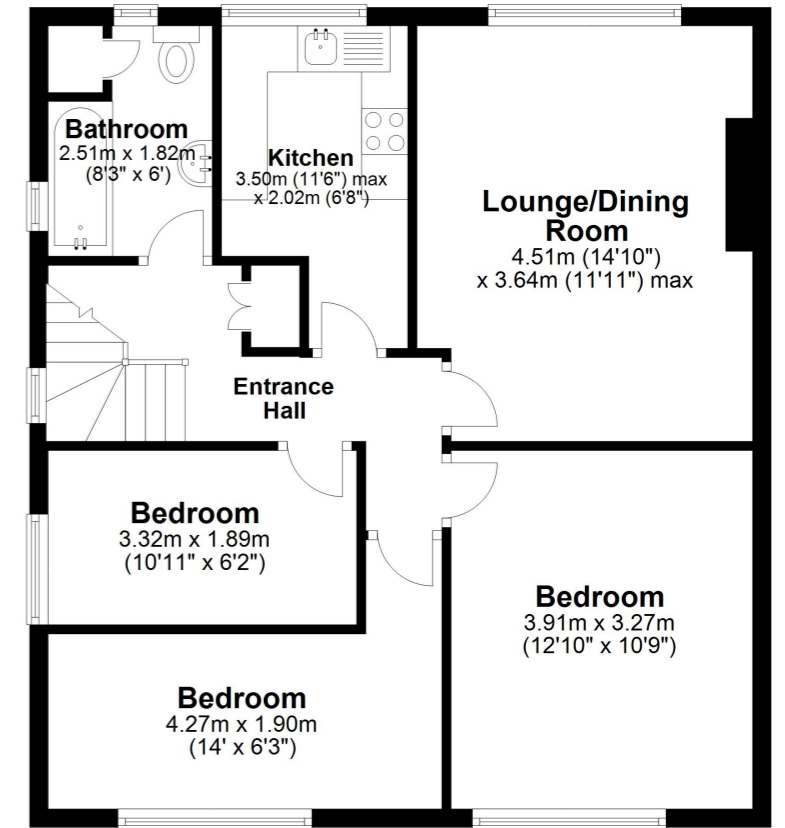
No pets, no smoking.

Call Burnap and Abel on 01303258590 to organise a viewing.

**Ground Floor**  
Approx. 4.7 sq. metres (51.0 sq. feet)



**First Floor**  
Approx. 66.1 sq. metres (711.3 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.

