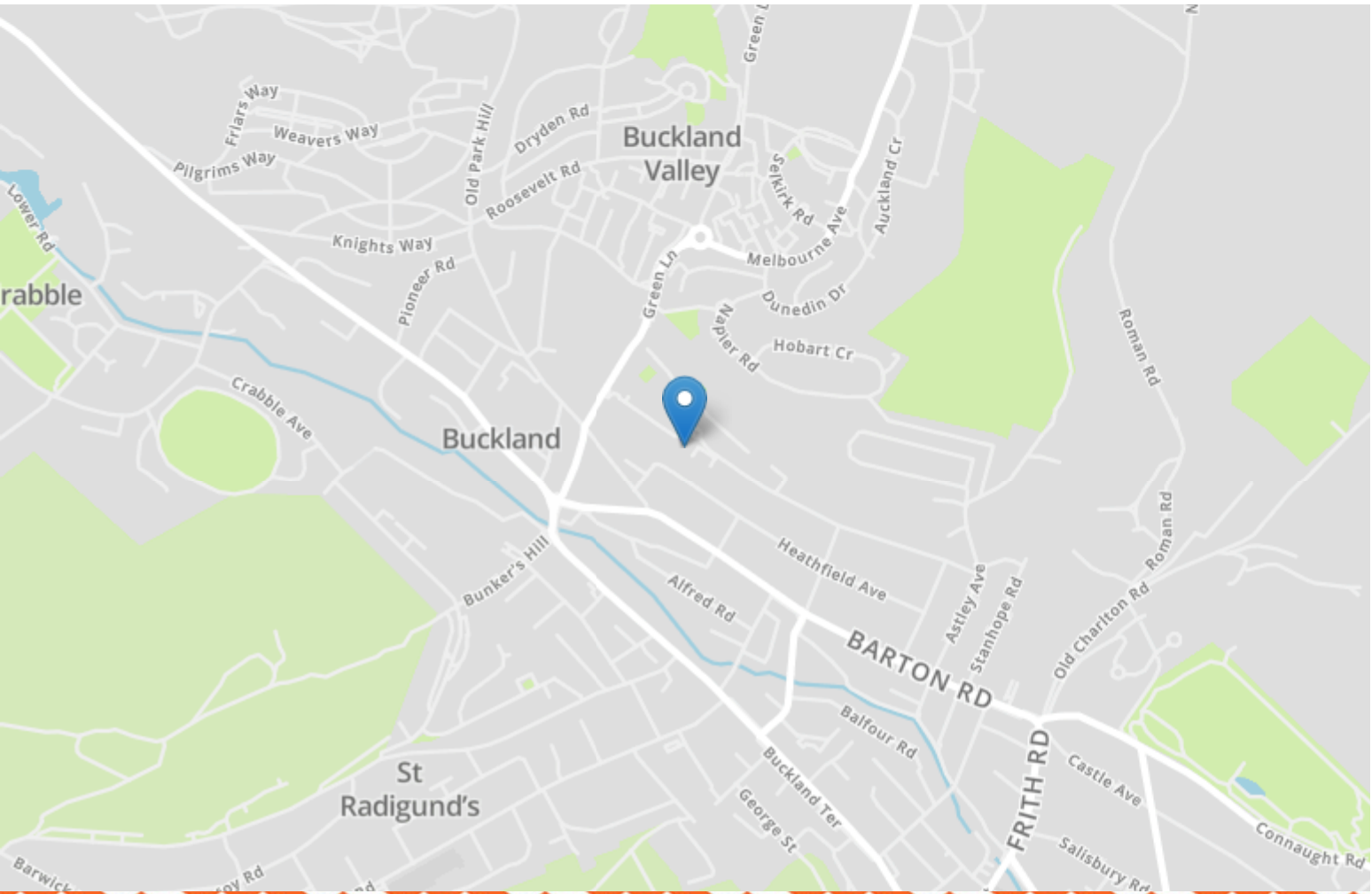


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Osprey Court Flat 20 Mayfield Avenue

Dover
CT16 2QJ

£100,000 LEASEHOLD

Draft Details... Guide Price £100,000 - £110,000 | Chain Free | Allocated Parking | Long Lease (Approximately 182 Years Remaining) Ideal For First Time Buyers & Buy To Let Investors | Burnap + Abel are delighted to offer onto the market this fabulous one bedroom first floor flat located in the popular Mayfield Ave, Dover. The property is in very good condition throughout and accommodation boasts a lounge with double aspect double glazed windows, kitchen, bathroom and a double bedroom. Additional benefits include allocated parking, double glazing, electric heating and NO ONWARD CHAIN. Located off of the popular Mayfield Ave, a residential area close to local shops, school, amenities and transport links, including the high-speed rail link to London St. Pancras, this home would be perfect for first time buyers, home movers and investors alike and viewing is highly recommended. For your chance to view call sole agent Burnap + Abel 01304 279107.



Entrance Hall

Carpeted floor and doors leading to;

Lounge

12' 10" x 12' 0" (3.91m x 3.66m) Carpeted floor, electric heater and double aspect double glazed windows.

Kitchen

10' 6" x 5' 7" (3.20m x 1.70m) A mix of wall and base units, space for fridge freezer, washing machine and tumble dryer. Integrated oven/hob and double glazed window.

Bedroom

8' 10" x 8' 7" (2.69m x 2.62m) Carpeted floor, built in wardrobes, electric radiator and double glazed window.

Bathroom

6' 2" x 5' 4" (1.88m x 1.63m) Modern suite - Bath with overhead shower, low level W.C., wash hand basin, airing cupboard and extractor fan.

Parking

The property has allocated parking for one car.

Area Information

Within close proximity to the centre of Dover with local amenities and mainline train station located nearby, this property will be suited to those who commute to the city regularly. There are also excellent transport links and the Cathedral City of Canterbury is just a short drive away and is accessible via A2.

Lease & Service Charge Information

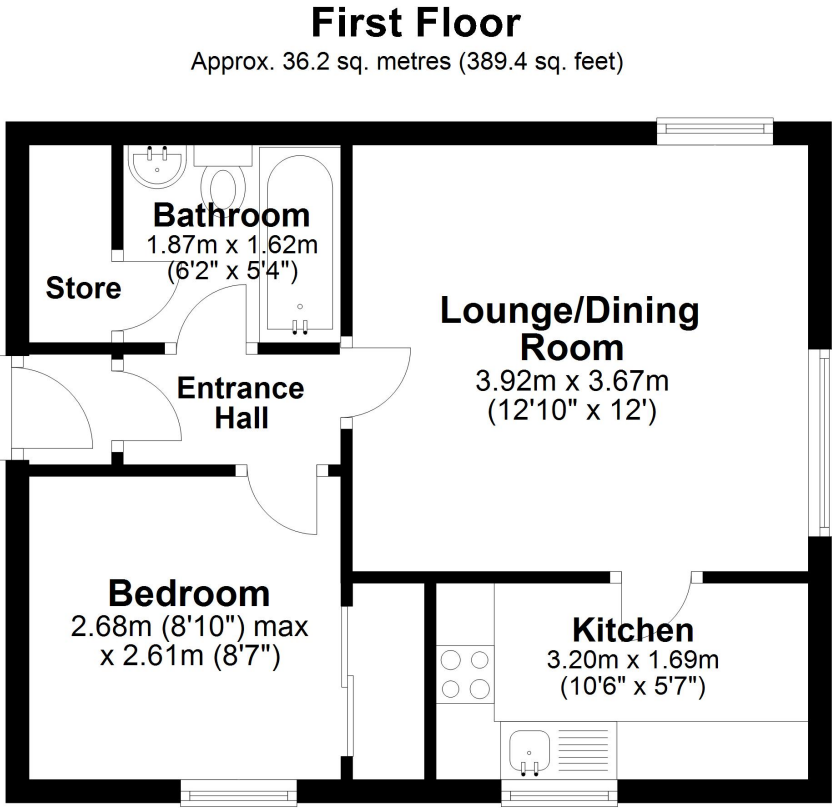
The vendor has provided us with the following Information;

- Lease Length - New Lease with 182 years remaining.

- Service Charge & Maintenance - £1360 per annum (includes buildings insurance).

- Freeholder - Sinclair Gardens Investments Ltd.

- Management Company -Scott & Stapleton.



Total area: approx. 36.2 sq. metres (389.4 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.

