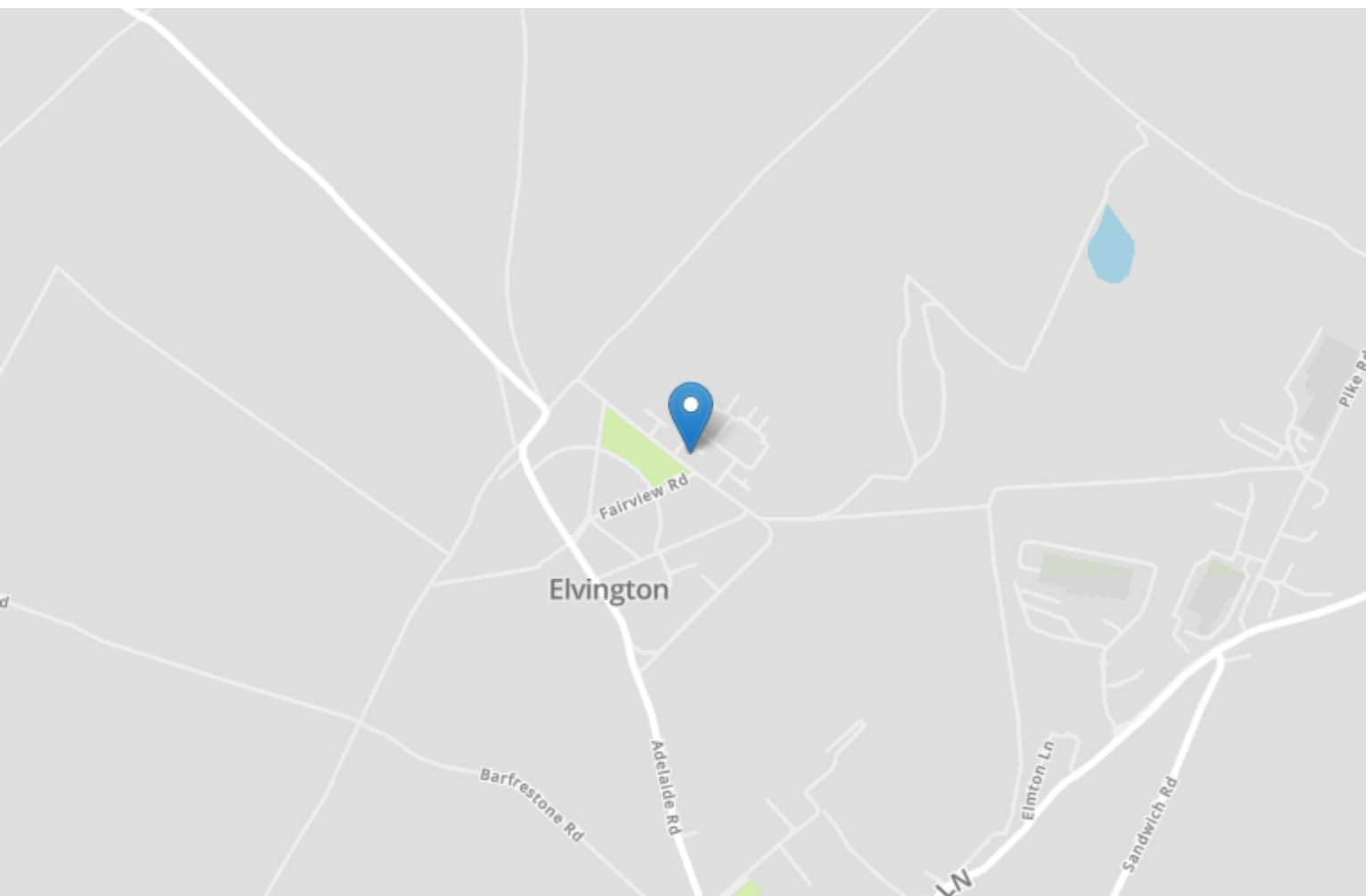


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



22 Poplar Drive

ELVINGTON, Dover
CT15 4NR

£90,000 LEASEHOLD

Draft Details...Price Range £90,000 - £100,000 | Chain Free | Residents Parking Available, First Come-First Serve | Popular Village Location | Burnap + Abel are delighted to offer onto the market this fabulous 1 bedroom second floor (top floor) flat located in the sought after Poplar Drive, Elvington, Dover. The accommodation boasts a light and airy lounge with double aspect windows, double bedroom, kitchen and bathroom. Additional benefits include residents parking (first come-first serve basis), gas central heating (modern boiler which was serviced in August 2024) and NO ONWARD CHAIN. Situated in a small and sought-after village on the outskirts of Dover, Elvington has good access links to the A2/M2. There are regular buses to Dover and Canterbury, the railway station at the nearby village of Shepherdswell offers regular trains between Dover & London including St Pancras & Victoria via Canterbury. Mostly built in the early 20th Century to serve the nearby coal mine, the village has a range of amenities including Eythorne Elvington Community Primary School, local hairdressers & village shop. For your change to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, storage cupboard, loft hatch and doors leading to;

Lounge

5.18m x 2.97m (17' x 9'9"). Light and airy lounge with carpeted floor, double aspect windows and radiator.

Kitchen

2.59m x 1.84m (8'6" x 6'). A mix of wall and base units, space for fridge freezer, cooker and washing machine. Wall mounted boiler (Serviced August 2024) and window.

Bedroom

3.23m x 2.93m (10'7" x 9'7"). Double bedroom with carpeted floor, radiator and windows.

Bathroom

2.05m x 1.84m (6'9" x 6'). Bath with overhead shower, low level W.C., wash hand basin

Parking

Residents parking.

Lease & Service Charge Information

The vendors have informed us of the following information;

Lease Length - 125 Years from 1991 (Approximately 92 years remaining).

Service Charge - £60 PCM

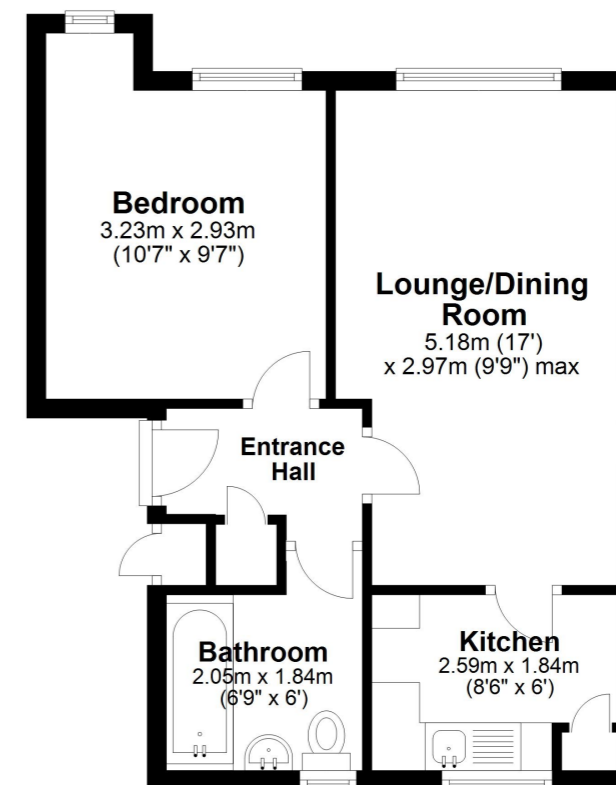
Ground Rent - Peppercorn

Area Information

Situated in the popular village of Elvington, with several shops and a primary school; there is a good local bus service and close by is the main-line railway station at Shepherdswell, and from Dover Priory station is the fast link train to London St Pancras in 1 hour 10 minutes. There are good access routes to the A2/M2 to Canterbury and London.

Second Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



Total area: approx. 38.0 sq. metres (409.2 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

