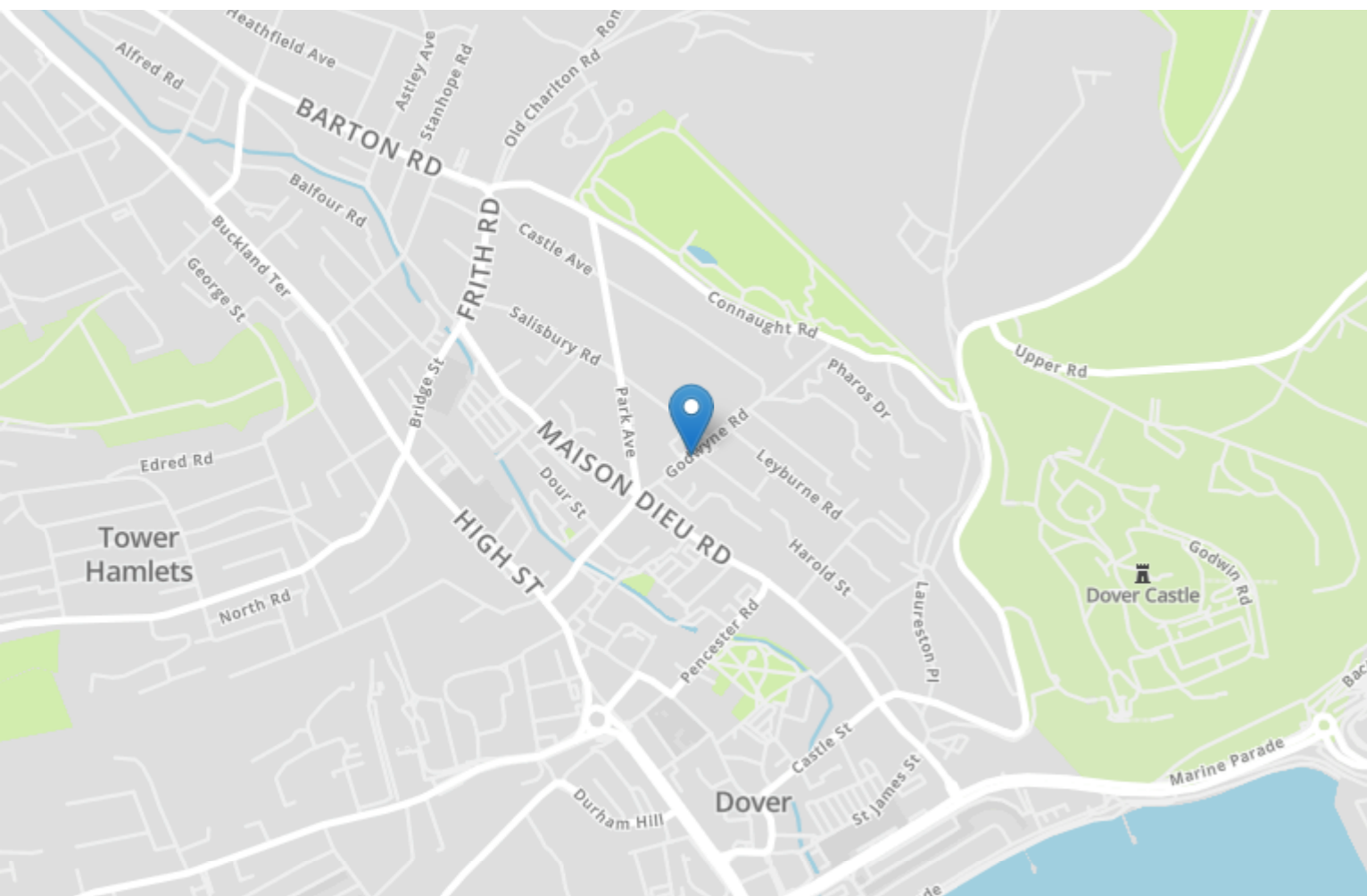


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Hillersdon House Flat 1, 14 Godwyne Road

Dover
CT16 1SW

£220,000 LEASEHOLD SHARE OF FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP & ABEL...Burnap + Abel are delighted to offer onto the market this fabulous two bedroom garden flat in the desirable Godwyne, Road, Dover. The property is in lovely condition throughout and the accommodation boasts a large lounge/dining room, kitchen, two double bedrooms and a bathroom. Additional benefits include allocated parking, garden space at the front, conservatory, en suite, double glazing, gas central heating and has a share of freehold. Godwyne Road is in a highly sought after location which boasts many of Dover's noted and imposing properties. Within sight of the towns Castle the area is convenient for Dover Town Centre with its selection of shopping, educational and recreational facilities along with the Docks and seafront. For you chance to view call Burnap + Abel on 01304 279107.



Lounge/Dining Room

19' 10" x 15' 1" (6.05m x 4.60m)

Kitchen

9' 8" x 7' 7" (2.95m x 2.31m)

Bedroom One

15' 10" x 12' 2" (4.83m x 3.71m)

En Suite

Bedroom Two

12' 3" x 9' 3" (3.73m x 2.82m)

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

Conservatory

9' 10" x 8' 7" (3.00m x 2.62m)

Garden

The vendor has informed us that the property comes with a lawn area at the front of the building.

Parking

The vendor has informed us that the property has allocated parking for one car.

Lease & Service Charge Information

The vendor has informed us of the following information;

Share Of Freehold.

Lease Length - 128 years remaining (Approximately).

Service Charge - £1000 per annum.

Area Information

Godwyne Road boasts many of Dover's noted and imposing properties. Within sight of Dover Castle, the area is convenient for Dover Town Centre with its selection of shopping, educational and recreational facilities along with the Docks and seafront. There are a number of excellent primary and secondary schools within walking distance.

