



## 12 Chalkwell Court Eaves Road

ELMS VALE, Dover  
CT17 9UA

**£140,000 LEASEHOLD**

Draft Details...Price Range £140,000 - £150,000 | A fabulous two-bedroom apartment located on the highly sought-after Eaves Road in Elms Vale, Dover, offered to the market with no onward chain. This well-presented home provides an excellent opportunity for both first-time buyers and buy-to-let investors alike. The accommodation comprises a spacious lounge/diner, two well-proportioned bedrooms, a fitted kitchen, and a bathroom. The property further benefits from double glazing and gas central heating, with the boiler serviced annually, ensuring comfort and efficiency throughout the year. Externally, the property enjoys residents' parking on a first-come, first-served basis, along with the valuable addition of its own garage. Conveniently positioned within walking distance of local schools and shops, this superb flat combines practicality with an excellent location, making it a highly attractive prospect. For your chance to view call Burnap + Abel on 01304 279107.



**Lounge**

17' 2" x 9' 10" (5.23m x 3.00m)

**Kitchen**

8' 11" x 7' 11" (2.72m x 2.41m)

**Bedroom One**

11' 4" x 8' 11" (3.45m x 2.72m)

**Bedroom Two**

8' 11" x 7' 11" (2.72m x 2.41m)

**Bathroom**

6' 11" x 5' 4" (2.11m x 1.63m)

**Garage**

Elms Vale is one of Dover's most sought after locations and is within a short walk to Dover Priory station where you can access the high speed rail link into London. There are a fine selection of primary, secondary and grammar schools nearby making the perfect location to raise a family.

**Lease & Service Charge**

The vendor has informed us of the following;

Lease Length - 96 years remaining (Approximately)

Service Charge - £1052 per annum

Ground Rent - £20 per annum

**Area Information**

Elms Vale is located within walking distance to the town centre and seafront along with the new St James retail and leisure development. The perfect location to bring up a young family with highly regarded primary, secondary and grammar schools nearby. There are some delightful open green space within a very short walk of the property including the substantial Elms Vale recreation ground. For anyone looking to commute into London you will be within a short walk of Dover Priory railway station which provides direct access to the high speed rail link into St Pancras.

**First Floor**

Approx. 49.6 sq. metres (533.9 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.

