
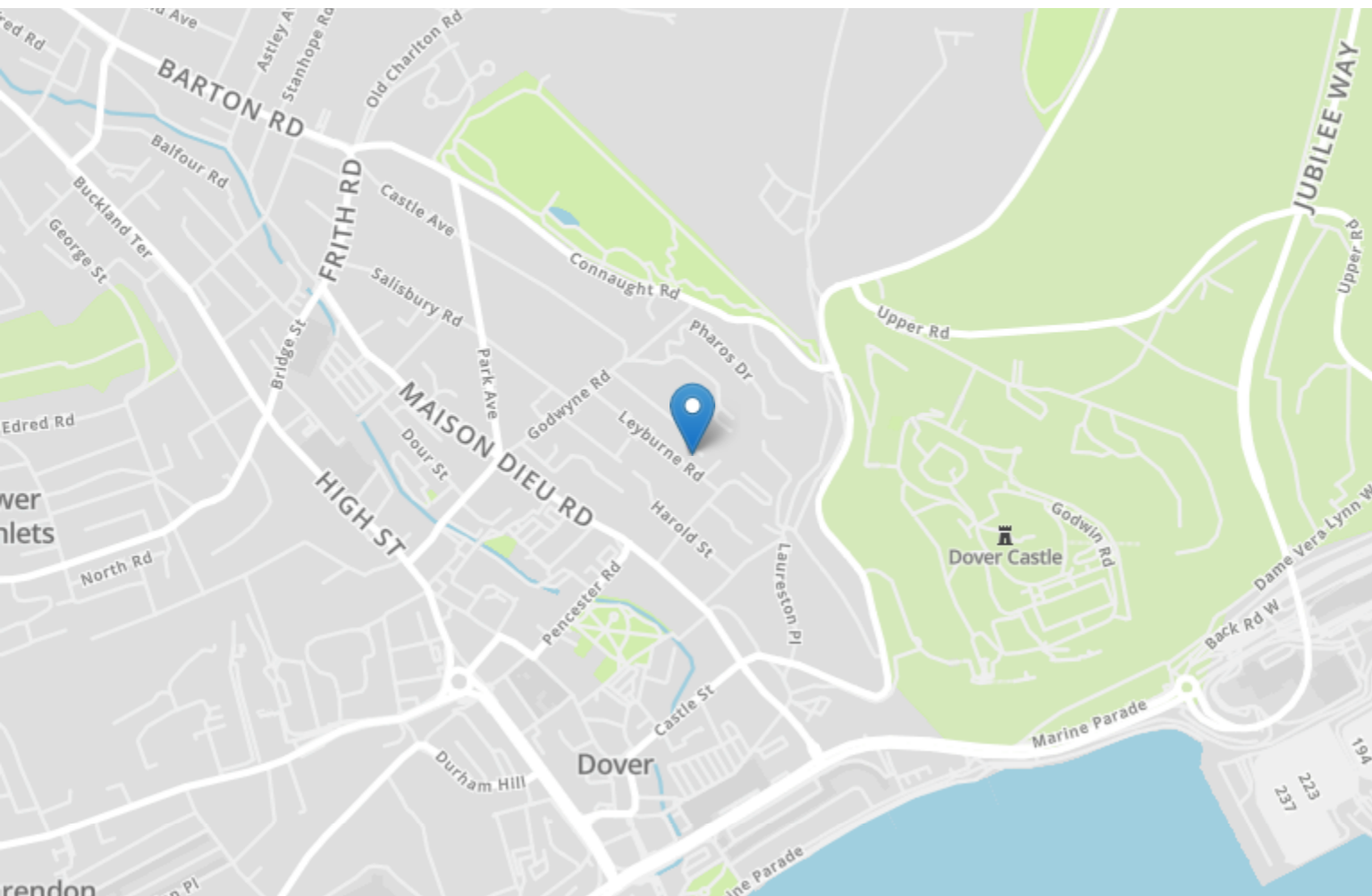


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



2 Castlemount Court Castlemount Road

Dover
CT16 1TX

£180,000 LEASEHOLD SHARE OF FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £180,000 To £190,000 | Fantastic Two-Bedroom Ground Floor Flat with Private Gardens and Parking | Chain-Free | Located in a popular residential area, this fantastic two-bedroom flat offers a rare combination of private front and rear gardens, allocated parking, and a share of freehold - making it an ideal purchase for first-time buyers, investors, or those looking to downsize. Offered chain-free, the property is well-presented and benefits from double glazing and gas central heating throughout, ensuring year-round comfort and efficiency. The spacious interior includes two well-proportioned bedrooms, a bright living area, a fitted kitchen, and a bathroom, all set within a well-maintained building in a desirable location. With outdoor space at both the front and rear, plus parking and a low-maintenance setup, this home offers comfort, convenience, and excellent value. Early viewing is highly recommended - properties like this don't stay on the market for long. Call Burnap + Abel on 01304 279107.



Lounge/Dining Room

15' 8" x 14' 2" (4.78m x 4.32m)

Kitchen

13' 3" x 7' 11" (4.04m x 2.41m)

Bedroom One

14' 2" x 12' 3" (4.32m x 3.73m)

Bedroom Two

9' 11" x 9' 10" (3.02m x 3.00m)

Shower Room

7' 6" x 5' 11" (2.29m x 1.80m)

Front & Rear Gardens

The property comes with private garden areas at the front and back.

Parking

Allocated parking for one car.

Lease & Service Charge Information

The vendor has informed us of the following information;

The property comes with a share of freehold.

Lease remaining - Approximately 86 years.

Service Charge - £800 per annum.

Area Information

Castlemount Road is a highly sought after area. 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.

