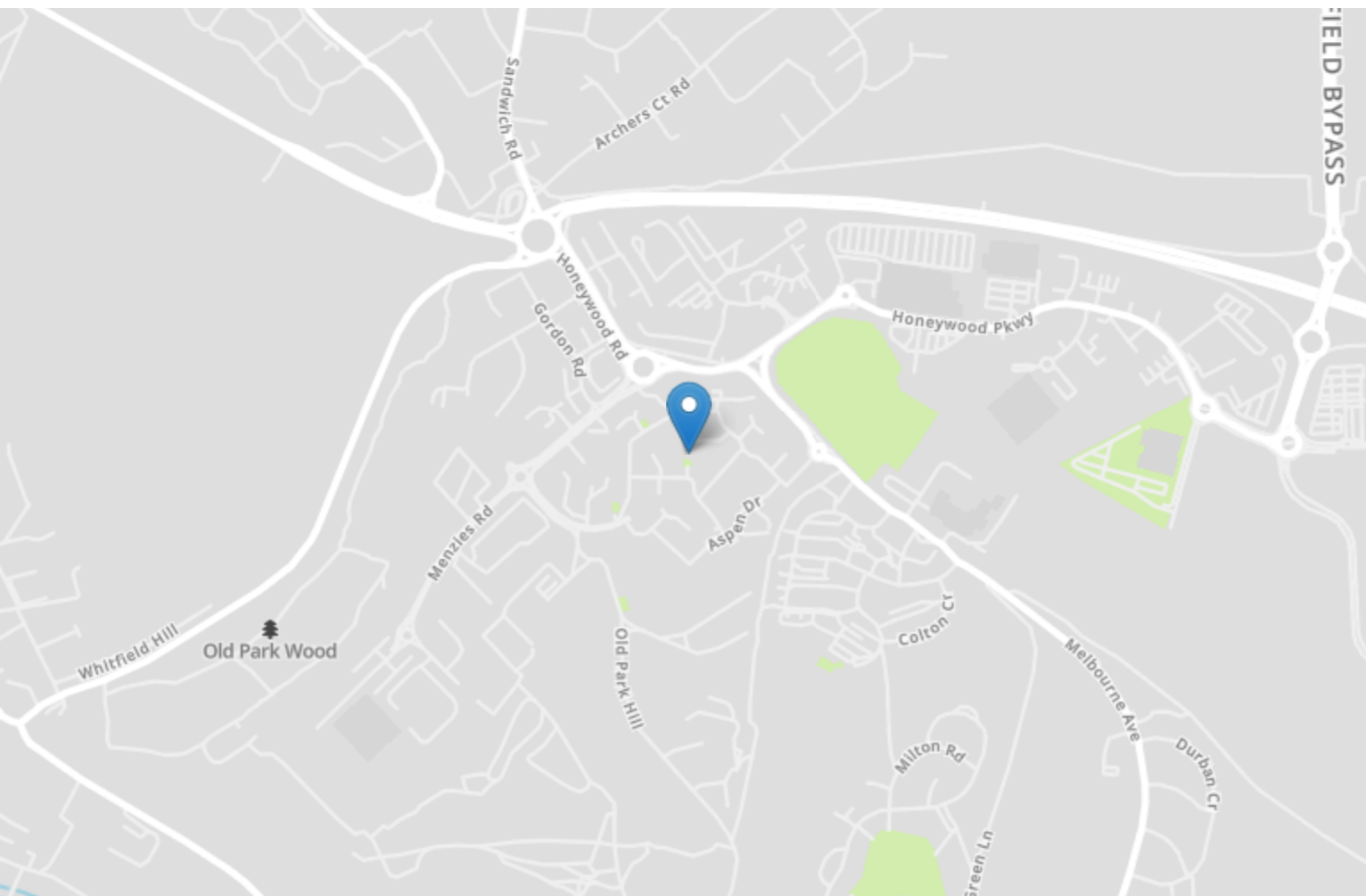


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland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



## 33 Antelope Close

WHITFIELD, Dover  
CT16 2GN

**£42,750 LEASEHOLD**

Draft Details...30% Shared Ownership Price of £42,750 (£142,500 for 100% Ownership and other shared ownership percentages are available) | Chain Free | 1 Bedroom Second Floor Flat | Allocated Parking for One Car Plus Visitor Parking | Communal Garden | Double Glazed and Gas Central Heating... Burnap + Abel are delighted to offer onto the market this fabulous one bedroom second floor apartment located in the popular Antelope Close, Whitfield, Dover. The property is being offered at 30% ownership up to 100% full ownership (subject to qualification). The property boasts an allocated parking space, shared garden, one double bedroom, spacious open plan living room/kitchen and plenty of storage. Additional benefits include gas central heating (boiler annually serviced), double glazing, is walking distance to shops amenities/local schools and has NO ONWARD CHAIN. The Archers Court Development is located on the edge of the popular village of Whitfield and is within a short walk to a range of local amenities including a Tesco supermarket, B&Q and further shopping facilities. The property is within the catchment area of some popular primary and secondary schools making this the ideal location to bring up the family. For those looking to commute into London you can access the High Speed Rail Link from Dover Priory station making commuting a viable option. To book your viewing call sole agents Burnap + Abel on 01304 279107.





## Entrance Hall

Carpeted floor, three storage cupboards, radiator and doors leading to;

## Open Plan Living Room / Kitchen

21' 1" x 12' 2" (6.43m x 3.71m) The lounge has carpeted floor, double aspect double glazed windows, radiators and space for table and chairs. The kitchen has a mix of wall and base units, space for fridge freezer, dishwasher and washing machine. Integrated oven/hob and a wall mounted boiler (Installed 2020 & annually serviced).

## Bedroom

13' 0" x 10' 8" (3.96m x 3.25m) Large double bedroom with carpeted floor, radiator, built in wardrobes and double glazed windows.

## Bathroom

6' 6" x 6' 2" (1.98m x 1.88m) Bath with overhead shower, wash hand basin, low level W.C., heated towel rail and extractor fan.

## Parking

The property comes with allocated parking for one car.

## Communal Gardens

Shared communal gardens.

## Lease & Service Charge Information

Lease Length - 115 years (125 years from 1st June 2014).

Rent £209.56 Pcm (inc. Rent review 1/4/24)

Service charge £126.53 Pcm

Total monthly payment £336.09 Pcm (inc rent review 1/4/24)

Please note that rent & service charges are reviewed every year and they will be subject to an increase from 1st April.

The above costs are based on the current vendor owning a 30% share of the property.

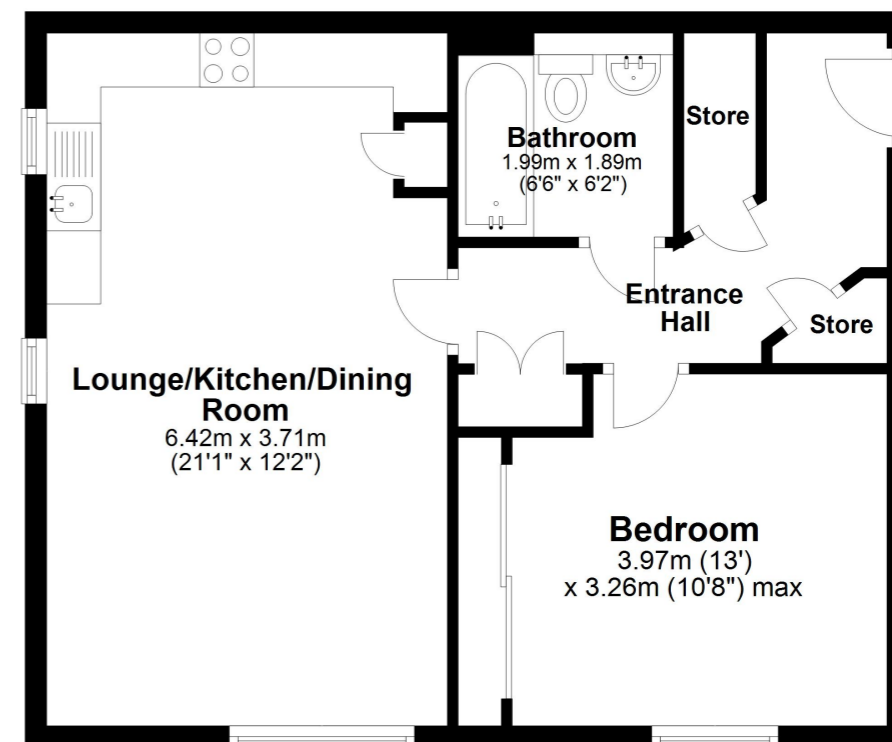
## Area Information

The village of Whitfield is positioned on the A2/A256 junction and has numerous amenities including a public house, a Doctor's surgery, vets, café, a local Post Office, takeaways, hairdresser and is within a short distance to main retail park which includes a 24 hour Tesco store.

The village has two schools, both of which also cater for special educational needs, Primary and Secondary, Whitfield and Aspen School (Primary) and Dover Christ Church Academy.

## Second Floor

Approx. 49.9 sq. metres (537.6 sq. feet)



Total area: approx. 49.9 sq. metres (537.6 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.

