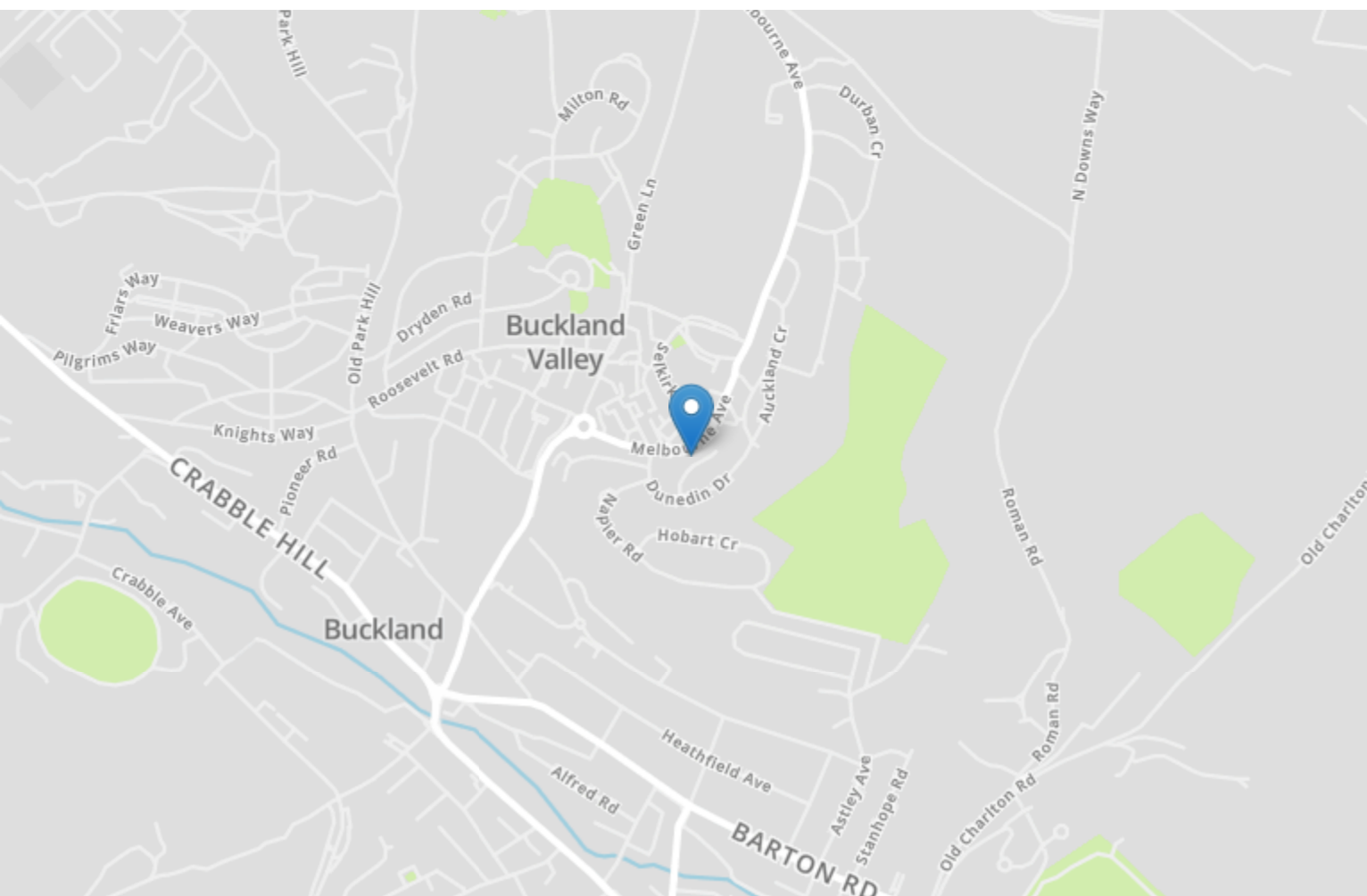


| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



21 Blenheim Drive

Dover
CT16 2JT

£90,000 LEASEHOLD

Draft Details... Guide Price £90,000 - £110,000 | No Onward Chain | Off-Road Parking for 2 Cars | Ideal for First Time Buyers or Buy-To-Let Investment | Juliet Balcony | Double Glazing | Close Proximity to a Number of Schools and Shops... Burnap + Abel are delighted to offer onto the market this one bedroom second floor flat situated in the popular Blenheim Drive, Dover. The property consists of a bright and airy lounge with Juliet balcony, a double bedroom, kitchen and bathroom. Additional benefits include off-road parking for two cars, double glazing and NO ONWARD CHAIN! The property is located on the edge of Dover with access to a number of schools and shops including the local Co-Operative and Snap Fitness gym a short walk away at the nearby Paper Mill development. Local buses run regularly along the neighbouring Melbourne Avenue, allowing easy access to Dover Town or the village of Whitfield and its industrial estate with major supermarkets Tesco and Lidl as well as other popular home and pet stores. For those looking to commute out of the area, the A2 is within a couple of minutes drive providing a short drive to the Cathedral City of Canterbury and beyond to London. For your chance to view, please call sole agents Burnap + Abel now on 01304 279107.



Entrance Hall

Laminate flooring wood, electric wall mounted radiator, storage cupboard, airing cupboard, loft access.

Lounge

Laminate wood flooring, double glazed window, electric wall mounted radiator, double glazed sliding door, Juliet balcony.

Kitchen

A mix of wall and base units, integrated electric oven, electric hob, sink. Space for washing machine and fridge/freezer. Double glazed window and laminate wood flooring.

Bedroom

Double bedroom with carpeted flooring, double glazed window, electric wall mounted radiator.

Bathroom

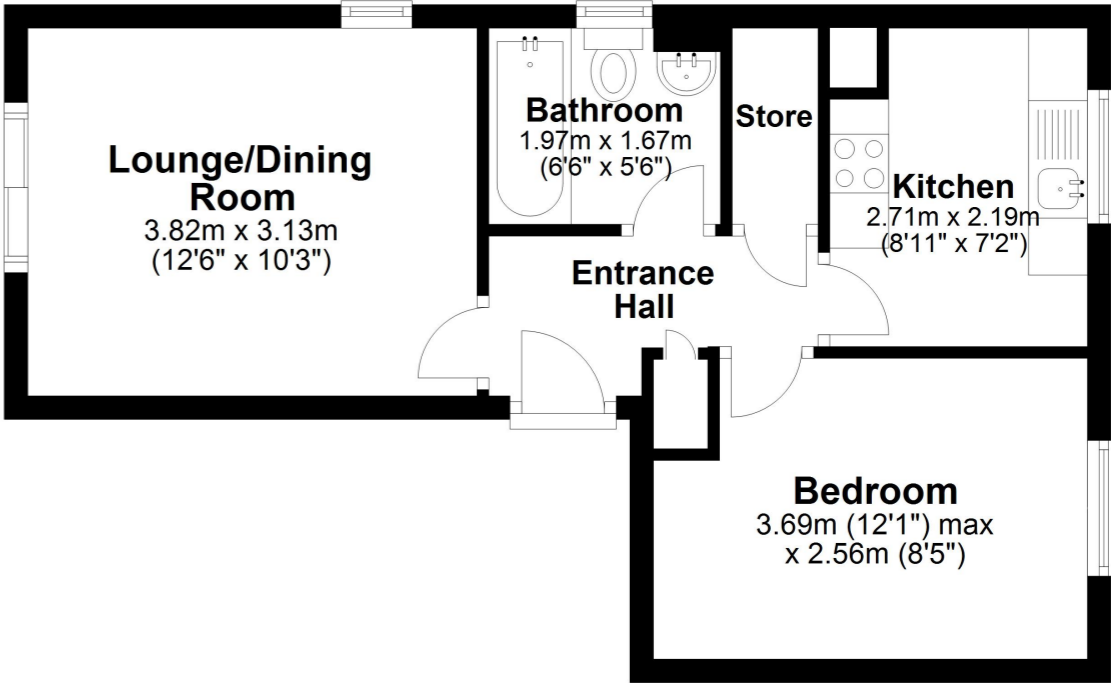
Bath with overhead electrical shower, low level W.C., hand wash basin, double glazed frosted window, heated towel rail, laminate wood flooring.

Lease and Service Charge Information

The vendor has informed us that the Lease was of 125 years from 1984 (approximately 84 years remaining) and the service charge for the property is a monthly bill of £231.48 (including ground rent).

Second Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 36.5 sq. metres (392.5 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.

