

## Flat 4 2 Victoria Park

Dover

CT16 1QR

**£140,000 LEASEHOLD**

Draft Details... FOR SALE THROUGH BURNAP + ABEL... Wonderful Two-Bedroom Split-Level Flat – Grade II Listed with Castle Views & Communal Gardens Chain-Free | Walking Distance to Town & Seaside | Gas Central Heating. This charming Grade II listed two-bedroom split-level flat blends period character with modern comfort, set in a desirable location with stunning views of Dover Castle. Ideally positioned within walking distance of the town centre and the sea, it offers both convenience and lifestyle appeal. The property benefits from gas central heating, access to attractive communal gardens, and is offered chain-free, making it an ideal choice for first-time buyers, investors, or anyone seeking a unique coastal home. A rare opportunity to own a distinctive and beautifully situated flat in a historic building, with excellent local amenities nearby. For your chance to view call sole agent Burnap + Abel on 01304 279107.





Entrance Hall

Bedroom Two

12' 7" x 7' 1" (3.84m x 2.16m)

Bathroom

12' 6" x 4' 4" (3.81m x 1.32m)

Lounge/Kitchen

26' 7" x 16' 5" (8.10m x 5.00m)

Bedroom One

21' 0" x 9' 7" (6.40m x 2.92m)

Eaves Storage

Walk-in Wardrobe

Lease & Service Charge Information

The vendor has informed us of the following information;

Lease length - Approximately 77 years remaining.

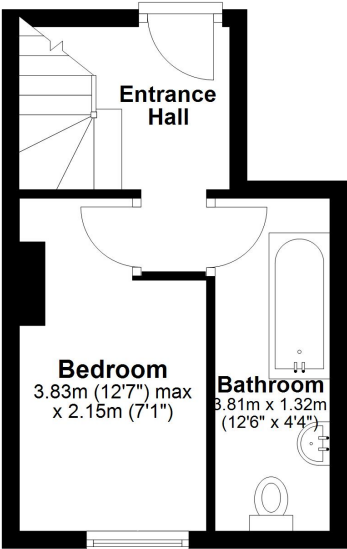
Service Charge - Service Charge £715 (24th September 2024 - 23rd September 2025).

Ground Rent - £50 per annum.

Area Information

Situated in this grand Grade II Listed building, this fabulous flat is within walking distance of the town centre, along with the St James shopping area featuring a Marks & Spencer Food Hall, Cineworld and Next amongst others. The beautiful sea-front and the main-line Priory railway station are just a short walk away. From Priory you can catch the fast link train to London St Pancras in 1 hour 6 minutes. There are good access routes to the A2/M2 to Canterbury and London too. The area provides a good range of primary and secondary schools, together with the Dover Boys' and Girls' Grammar Schools.

Third Floor  
Approx. 18.4 sq. metres (198.2 sq. feet)



Fourth Floor  
Approx. 64.2 sq. metres (690.6 sq. feet)

