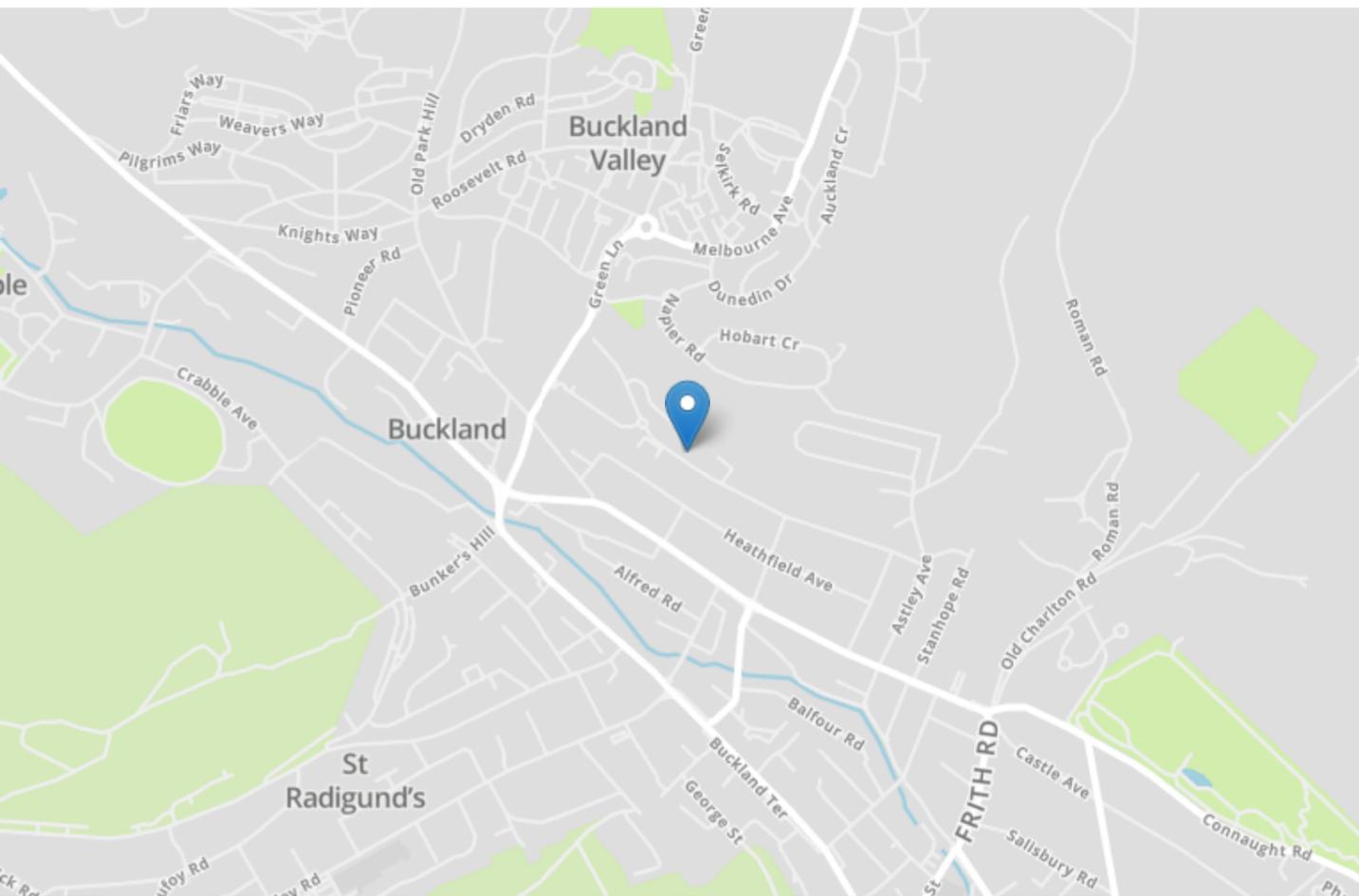


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Magpie Lodge Flat 7 Mayfield Avenue

Dover
CT16 2QS

£90,000 LEASEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £90,000 - £100,000 | Chain Free | Allocated Parking | Ideal for First-Time Buyers & Buy-to-Let Investors | Burnap + Abel are delighted to bring to the market this superb one-bedroom second floor flat, situated in the popular residential area of Mayfield Avenue, Dover. Presented in very good condition throughout, the accommodation comprises a bright and spacious lounge, a fitted kitchen, a contemporary bathroom, and a generous double bedroom. The property further benefits from allocated parking, double glazing, electric heating, and is offered with NO ONWARD CHAIN, making for a straightforward purchase. Located just off the sought-after Mayfield Avenue, the property enjoys close proximity to local shops, schools, amenities, and excellent transport links, including the high-speed rail service to London St Pancras. This home would be an ideal purchase for first-time buyers, home movers, or investors alike. Early viewing is highly recommended. For your chance to view, please contact sole agents Burnap + Abel on 01304 279107.



Lounge

14' 9" x 9' 5" (4.50m x 2.87m)

Kitchen

8' 9" x 7' 11" (2.67m x 2.41m)

Bedroom

10' 10" x 9' 1" (3.30m x 2.77m)

Bathroom

7' 2" x 5' 8" (2.18m x 1.73m)

Parking

Allocated parking for one car.

Lease & Service Charge Information

The vendor has informed us of the following information;

Lease length - 125 years from March 1990.

Service Charge - £1300 per annum

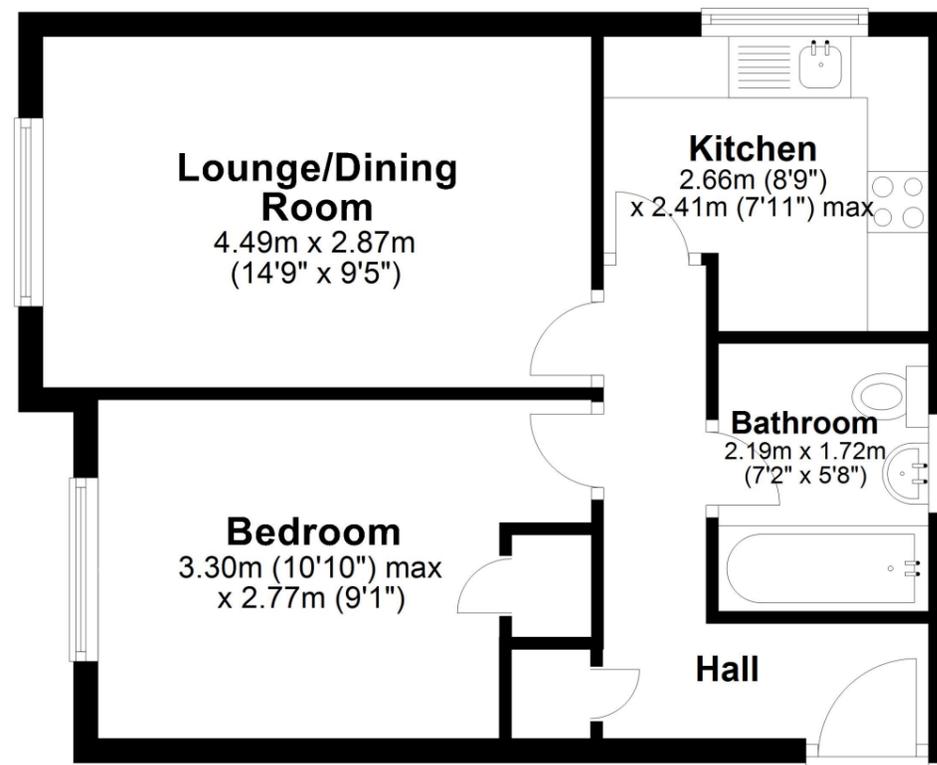
Ground Rent - £300 per annum

Are Information

Within close proximity to the centre of Dover with local amenities and mainline train station located nearby, this property will be suited to those who commute to the city regularly. There are also excellent transport links and the Cathedral City of Canterbury is just a short drive away and is accessible via A2.

Second Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



Total area: approx. 41.4 sq. metres (445.3 sq. feet)

