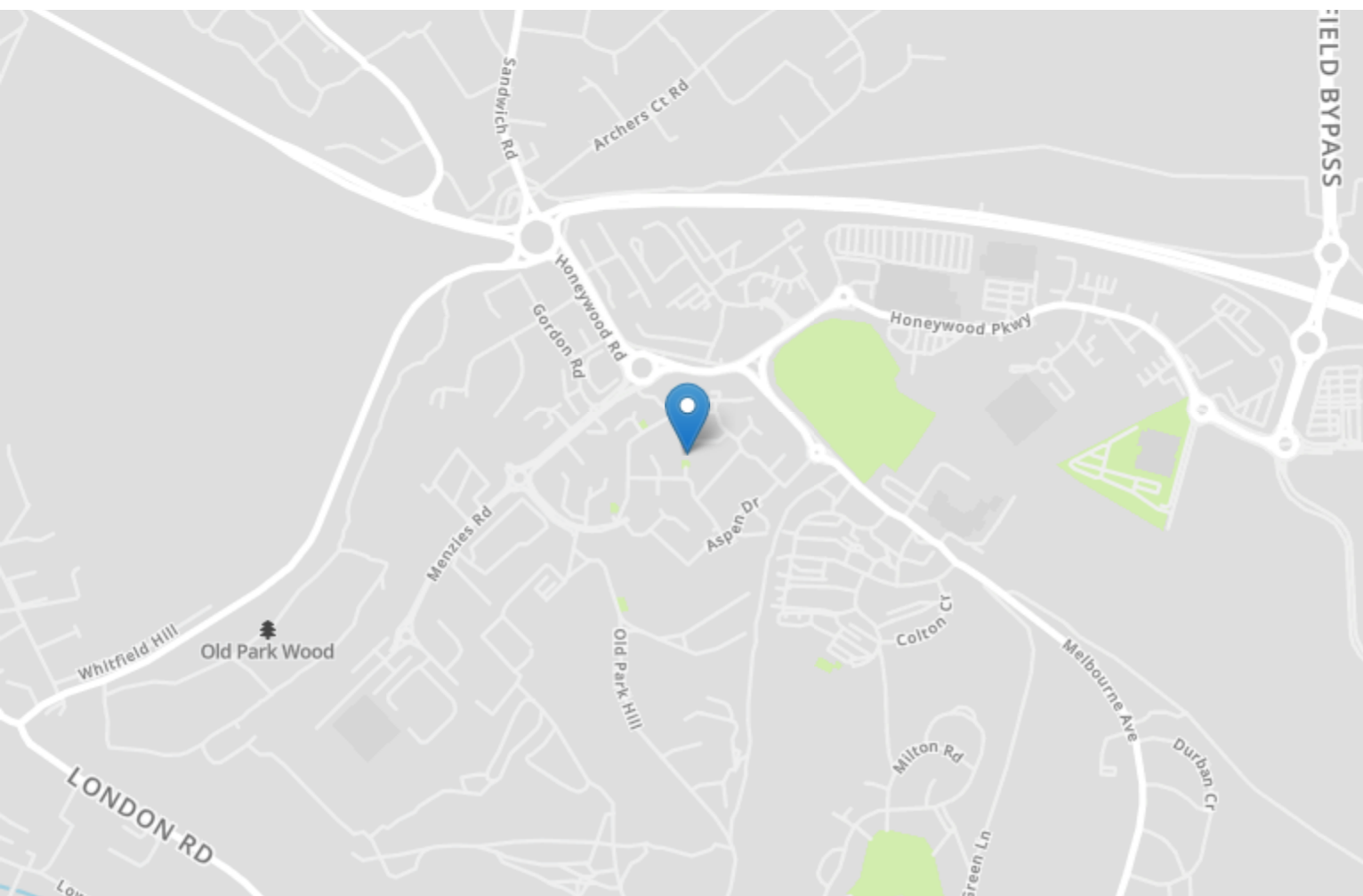


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



37 Antelope Close

WHITFIELD, Dover
CT16 2GN

£41,250 LEASEHOLD

DRAFT DETAILS...Asking Price For 25% share is £41,250 & £165,000 for 100% Full Ownership | Parking | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom second floor apartment located in the popular Antelope Close, Whitfield, Dover. The property is being offered at 25% ownership up to 100% full ownership (subject to qualification). The property boasts an allocated parking space, shared garden, two double bedrooms, spacious open plan living room/kitchen and plenty of storage. Other benefits include gas central heating (boiler serviced in 2023), double glazing and is walking distance to shops amenities and local schools. 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

Laminate floor, three storage cupboard, radiator and doors leading to;

Open Plan Living Room / Kitchen

22' 3" x 15' 2" (6.78m x 4.62m) The spacious lounge area has laminate floor, radiators and a double glazed window. The kitchen has a mix of wall and base units, space for fridge freezer, dishwasher and washing machine. integrated oven/gas hob, double glazed windows and a wall mounted boiler (serviced in 2023).

Bedroom One

11' 10" x 10' 1" (3.61m x 3.07m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

11' 10" x 7' 7" (3.61m x 2.31m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

8' 5" x 6' 3" (2.57m x 1.91m) Bath with overhead shower, low level W.C., wash hand basin, radiator and frosted double glazed window.

Parking

The property comes with allocated parking for one car.

Communal Gardens

Shared communal gardens.

Lease & Service Charge Information

The vendors have informed us of the following;

Lease Length - 116 years remaining (approximately).

Service Charge - £112.63 per month

Shared Ownership Rent - £205.24 per month

The above costs are based on the current vendor owning a 25% share of the property.

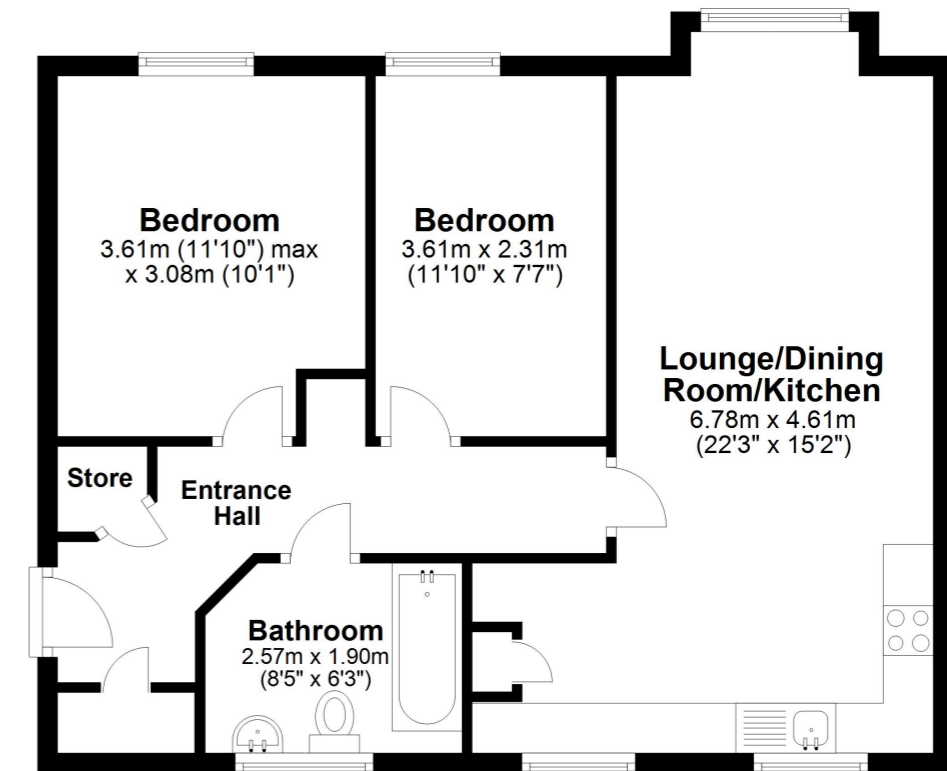
Area Information

The village of Whitfield is positioned on the A2/A256 junction and has numerous amenities including a public house, a Doctor's surgery, vets, cafe, 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. 60.4 sq. metres (649.8 sq. feet)



Total area: approx. 60.4 sq. metres (649.8 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.

