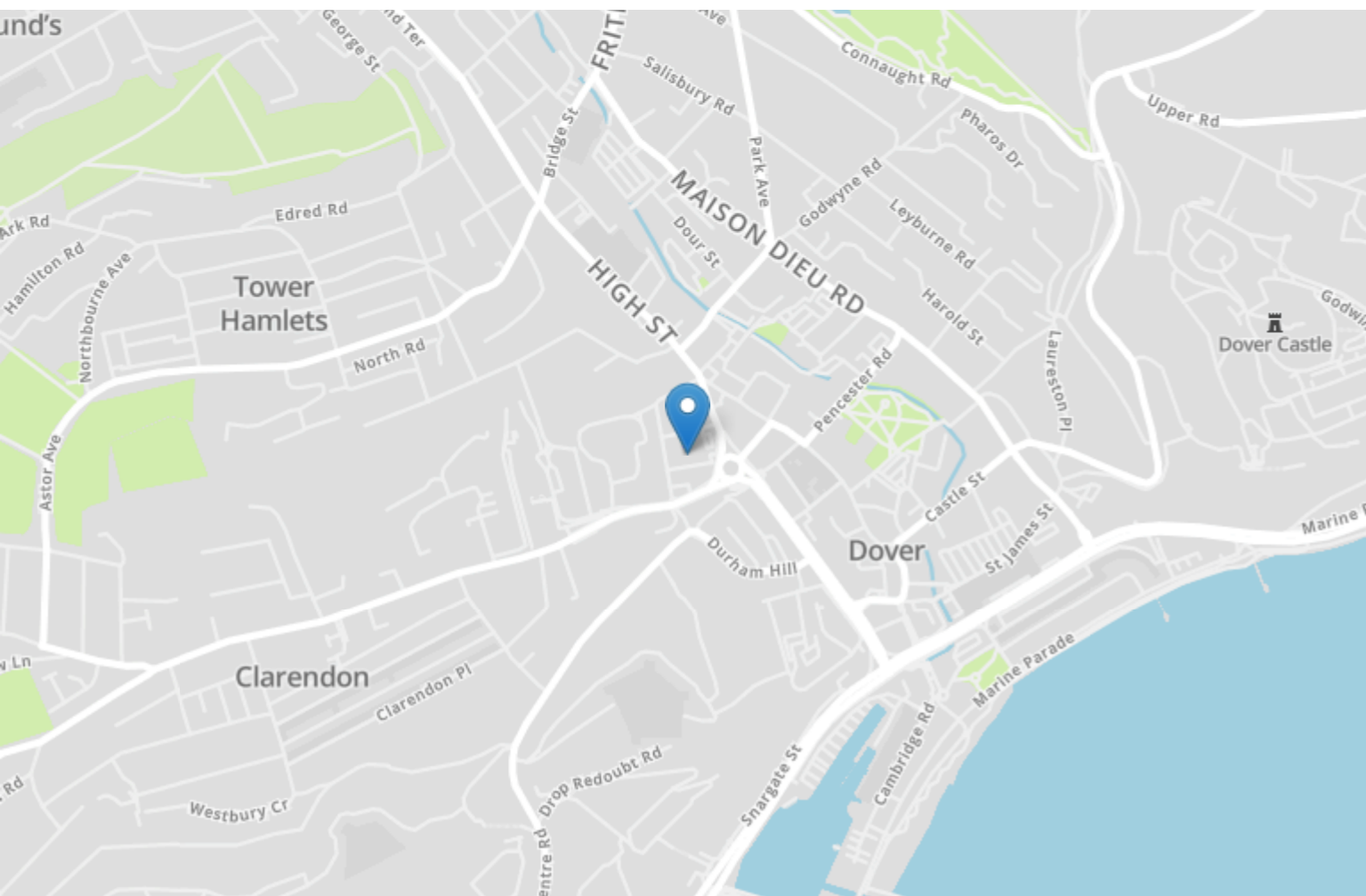


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales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



## 5a Saxon Street

DOVER, Dover  
CT17 9RT

**£120,000 LEASEHOLD SHARE OF FREEHOLD**

Draft Details...Price Range £120,000 - £130,000 | Chain Free | Off Street Paring | Communal Garden | Share Of Freehold | Grade 2 Listed | Burnap + Abel are delighted to offer onto the market this fabulous 1 bedroom lower ground floor flat located in the highly sought after Saxon Street, Dover. The property would be ideal for first time buyers, those looking to downsize or buy to let investors and the accommodation boasts a lounge, kitchen/diner, bedroom and a shower room. Additional benefits include off street parking, communal garden, electric central heating and NO ONWARD CHAIN. This property is situated in Saxon Street which is just a stone's throw from Dover town centre. Also within a very short distance is the main-line railway station at Dover Priory with the fast-link train to London St Pancras in 1 hour 6 minutes. And near the new St James shopping area featuring a Marks & Spencer Food Hall, Cineworld and Next amongst others, this is a brilliant position to be. 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. For your chance to view call sole agent Burnap + Abel 01304 279107.





### Lounge

12' 4" x 12' 4" (3.76m x 3.76m) Laminate floor, radiator and cupboard housing electric boiler.

### Kitchen/Dining Room

16' 11" x 15' 0" (5.16m x 4.57m) The kitchen has a mix of wall and base units, integrated oven/hob, space for washing machine, fridge and freezer. The dining area has laminate floor and space for a table and chairs.

### Bedroom

9' 7" x 9' 2" (2.92m x 2.79m) Laminate floor, radiator, double glazed window and door giving access to the communal garden.

### Shower Room

6' 5" x 6' 2" (1.96m x 1.88m) Shower, low level W.C., wash hand basin and heated towel rail.

### Communal Garden

Low maintenance communal garden with side access and access to the flat.

### Parking

The property comes with off street parking.

### Area Information

Situated on the edge of the town centre of Dover close to many popular primary and secondary schools and is within easy reach of a range of local amenities, the new St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns. The Port and iconic White Cliffs are a short drive as is the medieval castle.

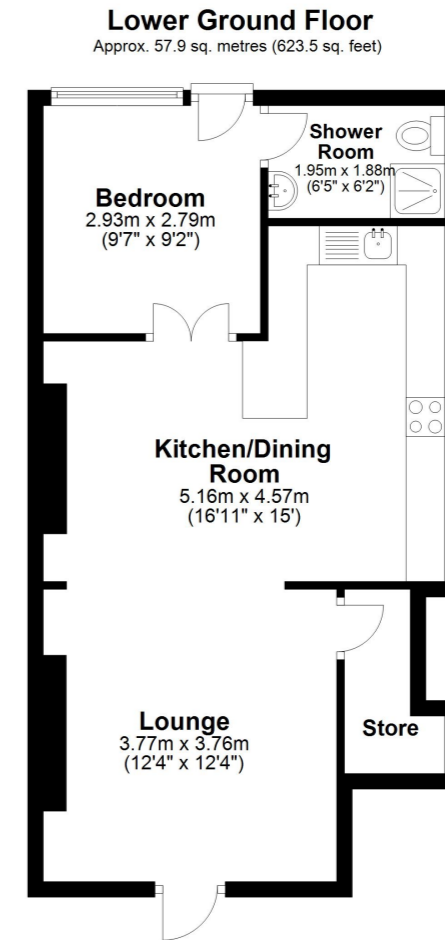
### Lease & Service Charge Information

The vendor has provided us with the following information;

Share Of Freehold - The property has a share of freehold.

Lease Length - Approximately 79 years remaining.

Service Charge - TBC



Total area: approx. 57.9 sq. metres (623.5 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.

