
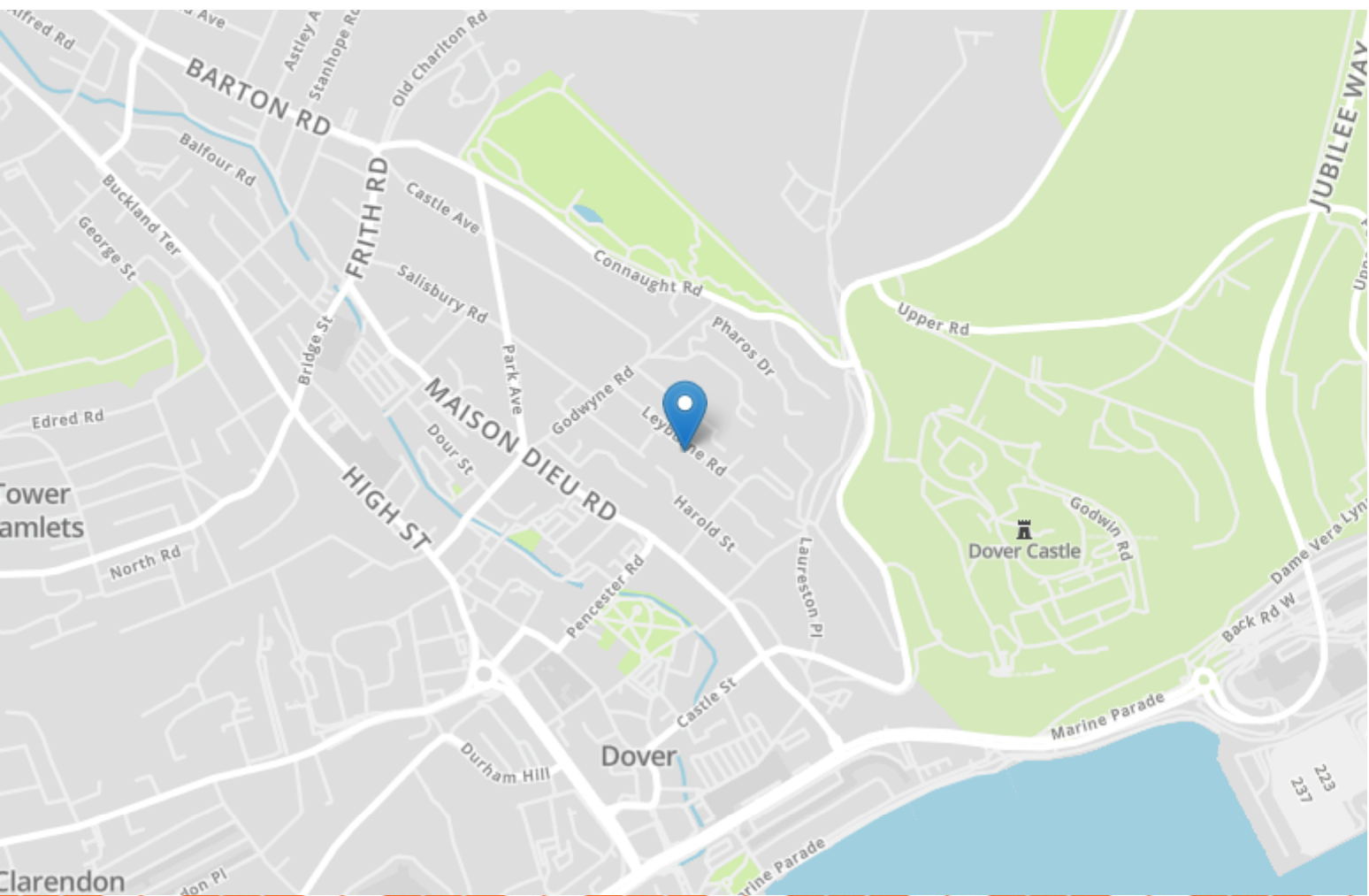


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 60 Leyburne Road

Dover  
CT16 1SH

**£150,000 LEASEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Chain Free | Large Two Bed Flat | Two Double Bedrooms | Ideal For First Time Buyers & Buy To Let Investors | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom second flat located in the highly sought after Leyburne Road, Dover. This spacious property would suit a number of potential buyers and the accommodation boasts a large lounge, spacious kitchen, two double bedrooms and a bathroom. Additional benefits include double glazing and NO ONWARD CHAIN. Set in an ideal location in the popular Castle Ward area. It is just a short walk into town, the sea front and to Dover Priory train station, with its fast links to London St Pancras in an hour and 10 minutes. Dover Port with its regular ferry crossings to France is also close by. There are good access routes to the A2/M2 and A20/M20. Within the area is a good range of primary and secondary schools, including the Boy's and Girl's Grammar Schools. For your chance to view call Burnap + Abel on 01304 279107.





**Entrance Hall**

**Lounge/Dining Room**

17' 8" x 11' 8" (5.38m x 3.56m)

**Kitchen**

12' 3" x 8' 7" (3.73m x 2.62m)

**Bedroom One**

12' 9" x 11' 8" (3.89m x 3.56m)

**Bedroom Two**

11' 9" x 8' 10" (3.58m x 2.69m)

**Bathroom**

8' 9" x 5' 6" (2.67m x 1.68m)

**Lease & Service Charge Information**

The vendor has provided us with the following information;

Lease length - Approximately 85 years remaining.

Service Charge - £1023.75 per annum (includes ground and buildings insurance).

Freeholders - Dover Council

**Area information**

Leyburne Road boasts many of Dover's noted and imposing properties. Within sight of Dover Castle, the area is convenient for Dover Town Centre with its selection of shopping, educational and recreational facilities along with the Docks and seafront. There are a number of excellent primary and secondary schools within walking distance.

