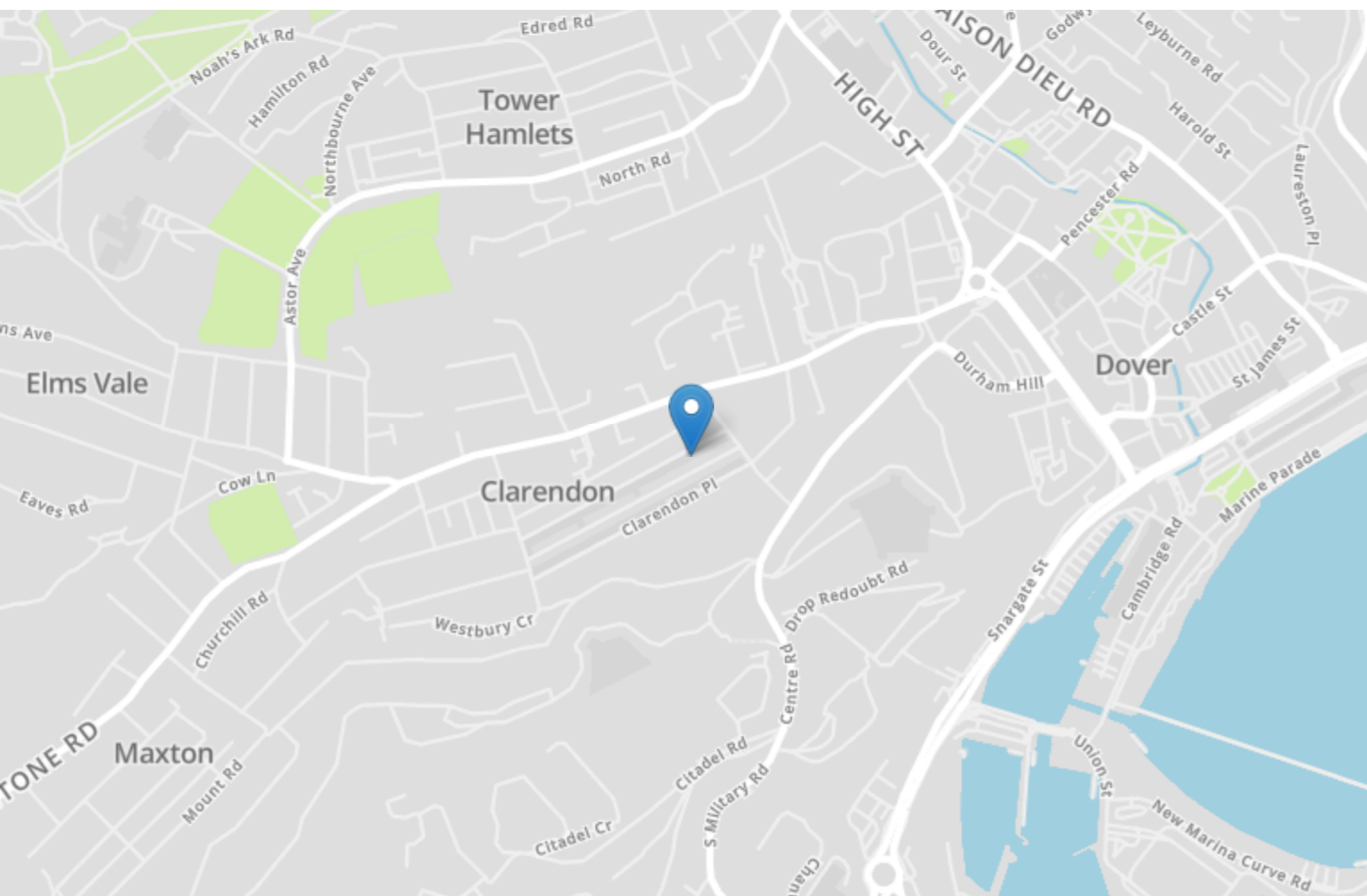


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England, Scotland & Wales	EU Directive 2002/91/EC	



2b Clarendon Street

Dover
CT17 9RE

£120,000 SHARE OF FREEHOLD

Draft Details...Garage | Share Of Freehold & Long Lease | Ground Floor Flat | Ideal For First Time Buyers & Buy To Let Investors | Burnap + Abel are delighted to offer onto the market this fabulous one bedroom ground floor flat in the conveniently located Clarendon Street, Dover. The property is in very good condition and the accommodation boasts a lounge, kitchen/diner, double bedroom and shower room. Additional benefits include a garage, share of freehold, double glazing and gas central heating. Located in a convenient location and close to nearby local amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The Cathedral City of Canterbury is accessible via the main A2 dual carriageway with its excellent range of shopping, educational and recreational facilities. Dover Priory mainline railway station offers excellent fast speed connections to London St Pancras International. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge

16' 2" x 13' 7" (4.93m x 4.14m) Spacious lounge with laminate floor, double aspect double glazed windows, radiator and cupboard with wall mounted boiler and space for washing machine.

Kitchen/Diner

13' 1" x 8' 6" (3.99m x 2.59m) A mix of wall and base units, integrated oven/hob, space for fridge freezer, radiator and space for table and chairs.

Bedroom

13' 4" x 7' 10" (4.06m x 2.39m) Double bedroom with laminate floor, radiator and double glazed window.

Shower Room

9' 1" x 4' 0" (2.77m x 1.22m) Shower, low level W.C., wash hand basin and double glazed window.

Garage

17' 8" x 9' 11" (5.38m x 3.02m)

Lease & Service Charge Information

The vendor has informed us of the following information;

A third share of freehold.

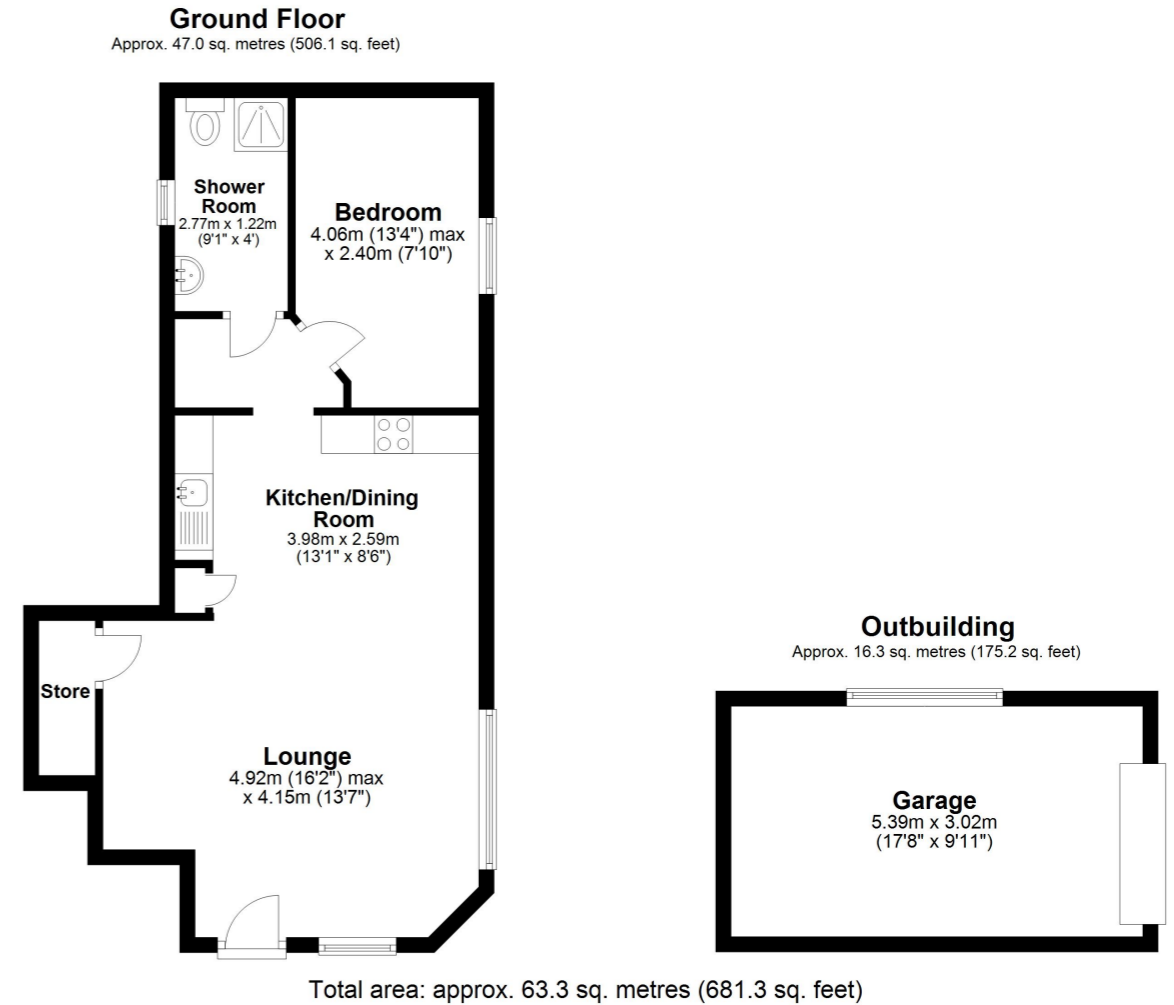
Length of lease - 125 years from 25/12/2004.

Service Chare - As and when needed.

Ground Rent - N/A

Area Information

Located within a short walk of the centre of Dover with its range of amenities including shopping, educational and recreational facilities together with the docks and seafront offering regular ferry crossings to the continent and within easy access of the St James' Retail Park. The property is on the main bus route and there are several primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.



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.

