BURNAP +ABEL

Burnap + Abel
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https://www.burnapandabel.co.uk/

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		
(69-80) **C**		75
(55-68) **D**	56	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales   EU Directive 2002/91/EC

Cameron Court Flat 14 Churchill Road

Dover

CT17 9EH

£130,000 LEASEHOLD

Draft Details...FOR SALE WITH BURNAP + ABEL... An idyllic one bedroom ground floor apartment situated close to local shops and amenities is being offered to the market CHAIN FREE! The property has been decorated tastefully throughout and would be a perfect first home or buy to let investment. The apartment comprises an open plan living/kitchen area, double bedroom and shower room. Additional benefits include double glazed windows and off road parking. The kitchen is fitted with white units and new worktops. New integrated cooker with hob and extractor fan. Space for washing machine and fridge/freezer. Lounge area has been decorated recently with window overlooking the front of the property. New herringbone flooring has been laid throughout. The bedroom has a panelled feature wall and neutral décor. Enough space for a bed, bedside table and unit for TV. A bathroom with WC, hand basin and bath with overhead shower. Black tiled surround and vinyl flooring. A communal car park is available for residents to use. To book an appointment to view, please contact us on 01304279107.

Bathroom

1.94m x 2.29m (6' 4" x 7' 6")

Bedroom

2.70m x 3.12m (8' 10" x 10' 3")

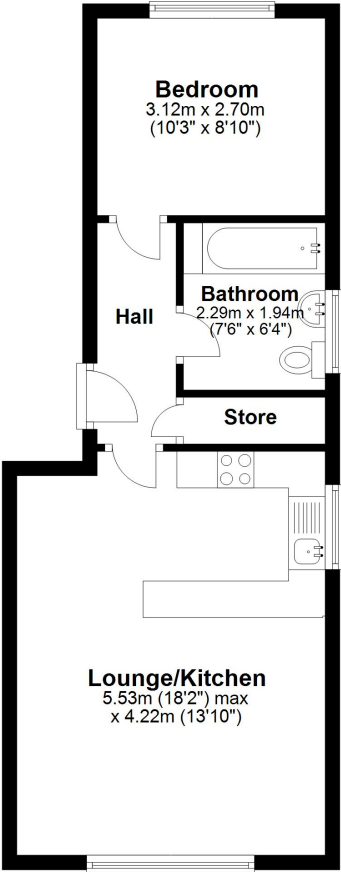## Lounge/Kitchen

4.22m x 5.53m (13' 10" x 18' 2")

Lease Information

We understand from the vendor that there is approximately 90 years remaining on the lease.

We understand from the vendor there is a ground rent of £100 per annum.

We understand from the vendor that the service charge is approximately £1290 per annum.

Ground Floor
Approx. 41.5 sq. metres (446.3 sq. feet)

Bedroom
3.12m x 2.70m
(10'3" x 8'10")

Hall

Bathroom
2.29m x 1.94m
(7'6" x 6'4")

Store

Lounge/Kitchen
5.53m (18'2") max
x 4.22m (13'10")

Total area: approx. 41.5 sq. metres (446.3 sq. feet)