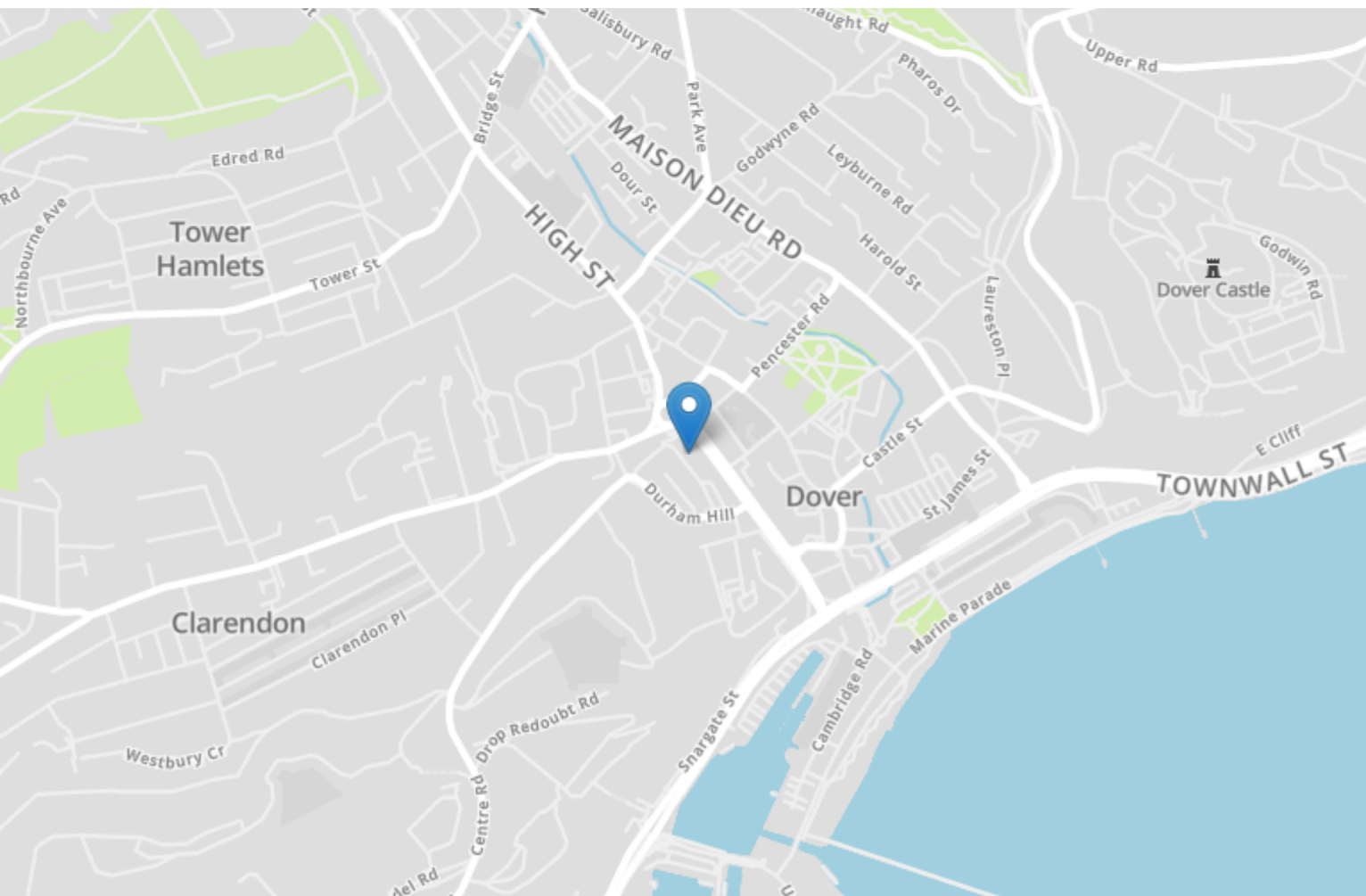


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



5 Lancaster House Lancaster Road

Dover
CT17 9BB

£140,000 LEASEHOLD

Draft Details... Offers Over £140,000 | Chain Free | Spacious Two Bedroom First Floor Flat | Balcony | Walking Distance To Schools, Shops & The Dover Priory Train Station | Burnap + Abel are delighted to offer onto the market this fantastic two bedroom first floor flat located in the conveniently placed Lancaster Road, Dover. The accommodation boasts a spacious lounge, kitchen, two double bedrooms and a bathroom. Additional benefits include a balcony, double glazing, gas central heating and NO ONWARD CHAIN. Situated within easy walking distance of Dover town, and the main shopping parade. Also within walking distance is Priory main-line railway station with the fast link train to London St Pancras in just over 1 hour 5 minutes. There are good access routes to the A20/M20 to Ashford and London. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, radiator, two cupboards and doors leading to;

Lounge

Spacious lounge with carpeted floor, radiator and doors leading to balcony.

Balcony

Kitchen

A mix of wall and base units, space for fridge freezer, washing machine and tumble dryer. Integrated oven/hob, cupboard space and double glazed windows.

Bedroom One

Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

Bath with overhead shower, low level W.C., wash hand basin, radiator and double glazed window.

Last & Service Charge Information

The vendor has informed us of the following information;

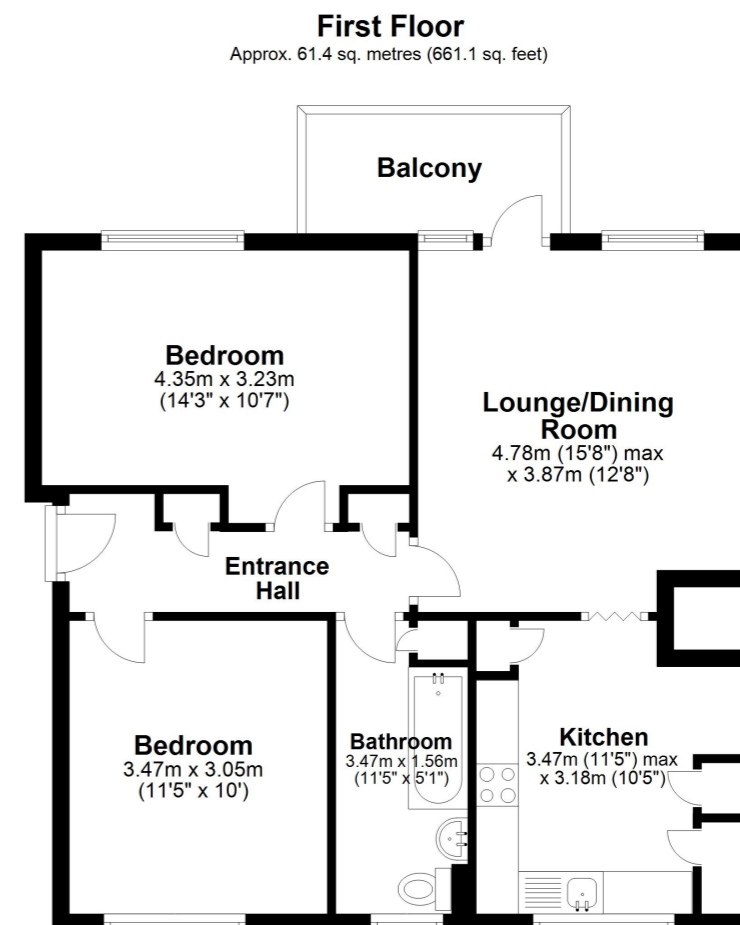
Lease length - 89 years remaining approximately

Service Charge/Management fee - £565 per annum

Buildings Insurance - £190 per annum

Area Information

Situated within easy walking distance of Dover town, and the main shopping parade. Also within walking distance is Priory main-line railway station with the fast link train to London St Pancras in just over 1 hour 10 minutes. There are good access routes to the A20/M20 to Ashford and London. St James's development with a cinema complex, a range of restaurants and High Street shops including Next and Marks & Spencer.



Total area: approx. 61.4 sq. metres (661.1 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.

