

## 94 Napier Road

Dover  
CT16 2HR

**£150,000 LEASEHOLD**

Draft Details... Offers in Excess of £150,000 | Two Bedroom Ground Floor Flat | Private Garden | Views Of The Sea & The Iconic Dover Castle | Ideal For First Time Buyers & Those Wishing To Downsize | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom ground floor flat situated in the highly sought after Napier Road, Dover. The property boasts a light and airy lounge which offers sea views and views of the Dover Castle, kitchen, two double bedrooms and a bathroom. Additional benefits include a private rear garden, double glazing and gas central heating (Boiler installed Jan 2022) and NO ONWARD CHAIN. Napier Road is found in the historic seaside town of Dover in locally known Melbourne area. The immediate area has a parade of shops as well as lovely walks into the hill and both primary and secondary schools. The town itself has seen massive investment in recent years with the St. James shopping complex, high speed rail link into St Pancras, London and the soon to be extension to the marina with much more to come. For your chance to view call sole agents Burnap + Abel on 01304 279107.



## Entrance Hall

Laminate floor, radiator and doors leading to;

## Lounge

13' 5" x 13' 3" (4.09m x 4.04m) Laminate floor, radiator and double glazed doors to the garden.

## Kitchen

10' 11" x 8' 4" (3.33m x 2.54m) A mix of wall and base units, space for fridge freezer, washing machine and cooker. Wall mounted boiler (Installed Jan 2022) and double glazed window.

## Bedroom One

13' 6" x 9' 11" (4.11m x 3.02m) Double bedroom with laminate floor, built in cupboard, radiator and double windows offering sea views and views of the Dover Castle.

## Bedroom Two

10' 11" x 10' 0" (3.33m x 3.05m) Double bedroom with laminate floor, cupboards, radiator and double glazed window.

## Garden

A generous size sunny rear garden which is mainly laid to lawn and offers lovely sea views and views of the Dover Castle

## Lease & Service Charge Information

The vendors have informed us of the following information;

Lease - Approximately 103 years remaining

Service Charge - Approximately £500 per annum (including ground rent)

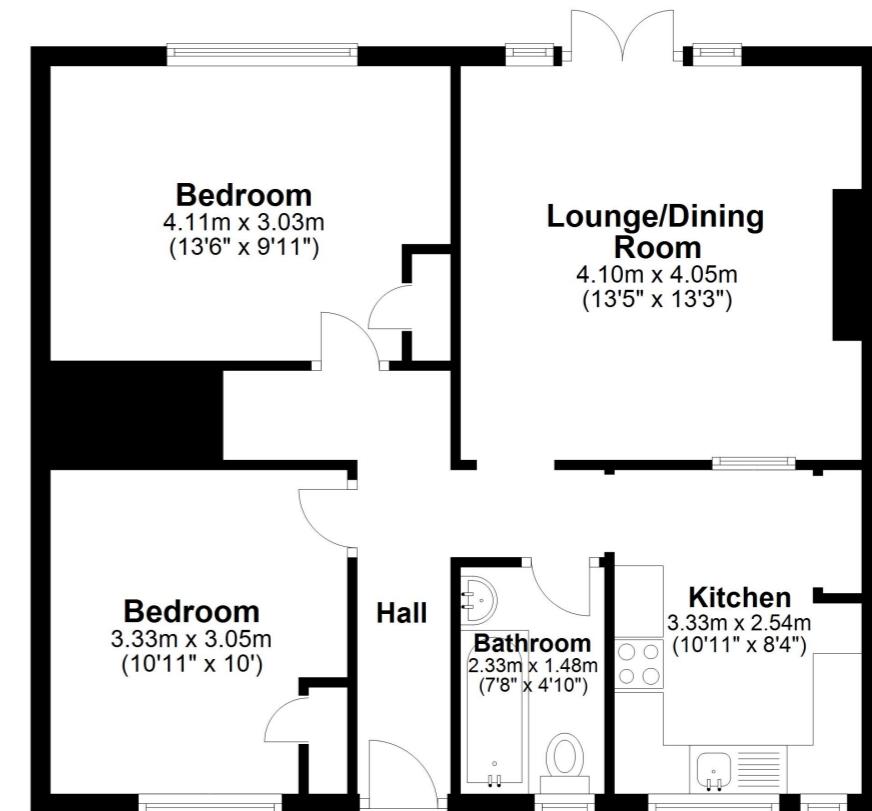
Freeholders - Dover District Council

## Area Information

The coastal town of Dover offers a range of 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 nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities and Priory railway station with excellent fast speed connections to the capital.

## Ground Floor

Approx. 62.2 sq. metres (669.8 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.

