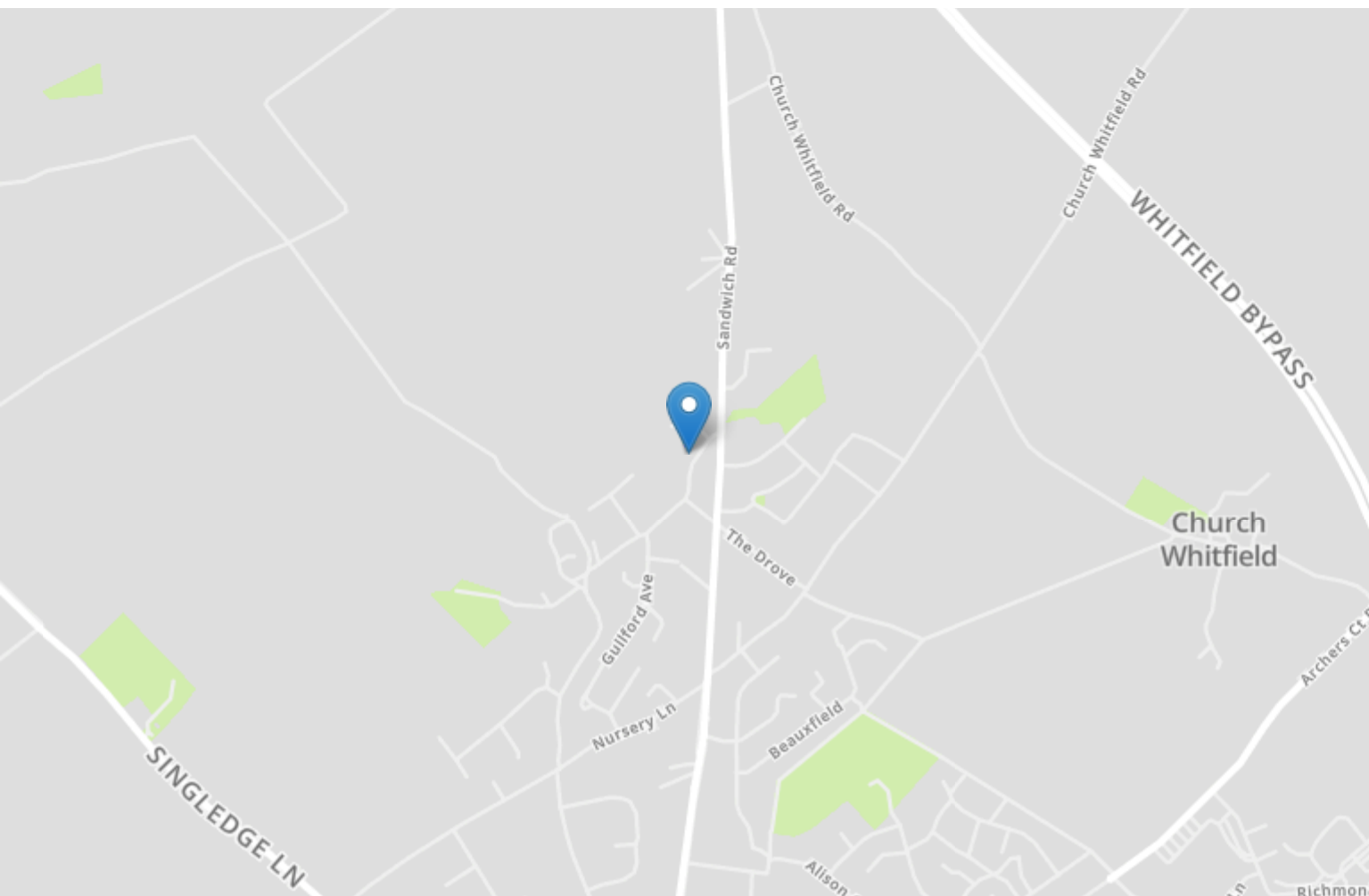


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



2 Whitfield Lodge Forge Lane

WHITFIELD, Dover
CT16 3LA

£120,000 LEASEHOLD SHARE OF FREEHOLD

Draft Details... Offer in excess of £120,000 | Chain Free | Garage | Share Of Freehold | Ground Floor | Burnap + Abel are delighted to offer onto the market this fabulous this one bedroom ground floor flat located in the highly sought after Whitfield Lodge, Forge Lane, Whitfield, Dover. The property is in very good condition throughout and the accommodations boasts a spacious lounge, kitchen, bathroom and bedroom. Additional benefits include a garage, share of freehold, double glazing, gas central heating and NO ONWARD CHAIN. Whitfield is a highly sought after village that is located North of Dover and boasts a range of local amenities and a popular primary school. There are a further range of amenities close by including the new Dover Leisure Centre and Tesco superstore. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Tiled floor, radiator, double glazed window and doors leading to;

Lounge

18' 2" x 11' 3" (5.54m x 3.43m) Spacious light and airy lounge with laminate floor, radiator and double glazed windows.

Kitchen

10' 11" x 6' 2" (3.33m x 1.88m) A mix of wall and base units, integrated fridge freezer, oven/hob and washing machine. Cupboard with wall mounted boiler and double glazed window.

Bedroom

10' 4" x 9' 5" (3.15m x 2.87m) Carpeted floor, built on wardrobes, radiator and double glazed window.

Bathroom

7' 5" x 4' 11" (2.26m x 1.50m) Bath with shower attachment, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Garage

Garage en bloc.

Lease & Service Charge Information

The vendor has informed us of the following information;

Share Of Freehold.

Lease Length - Approximately 92 years remaining on the lease.

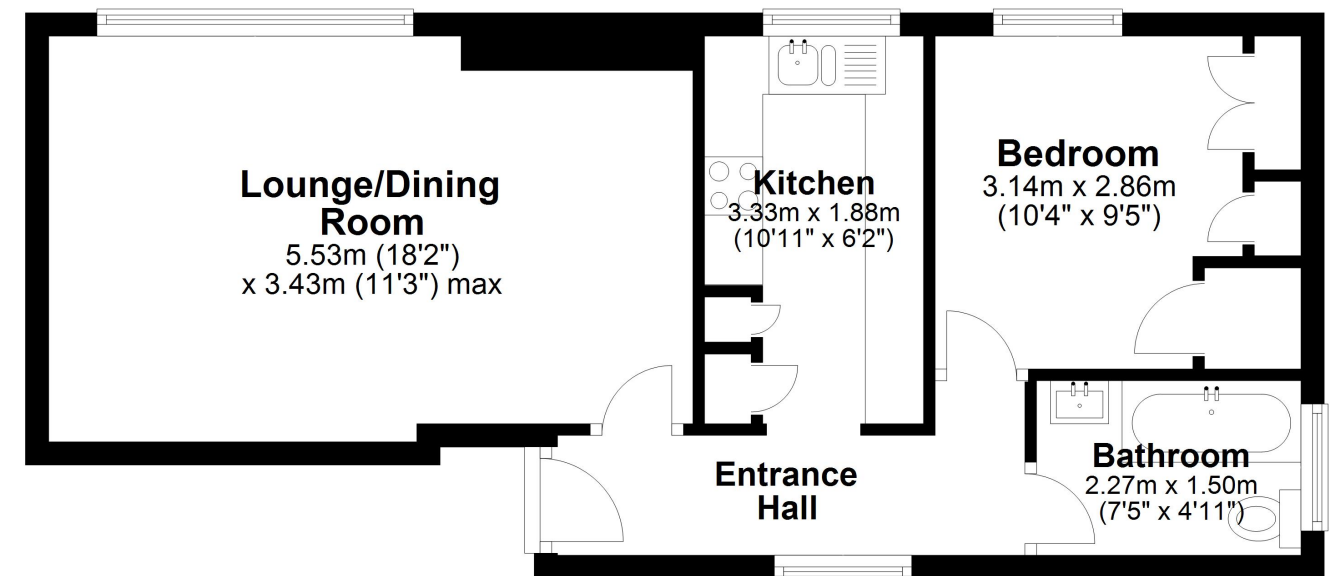
Service Charge - £60 per month.

Area Information

The village of Whitfield is positioned on the A2/A256 junction and has numerous amenities including a public house, a Doctor's surgery, vets, café, a local Post Office, takeaways, hairdresser and is within a short distance to main retail park which includes a 24 hour Tesco store. 2019 also saw the opening on the brand new Dover District Leisure Centre which boasts a range of facilities including County standard swimming pool. The village has two schools, both of which also cater for special educational needs, Primary and Secondary, Whitfield and Aspen School (Primary) and Dover Christ Church Academy.

Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 42.0 sq. metres (451.7 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.

