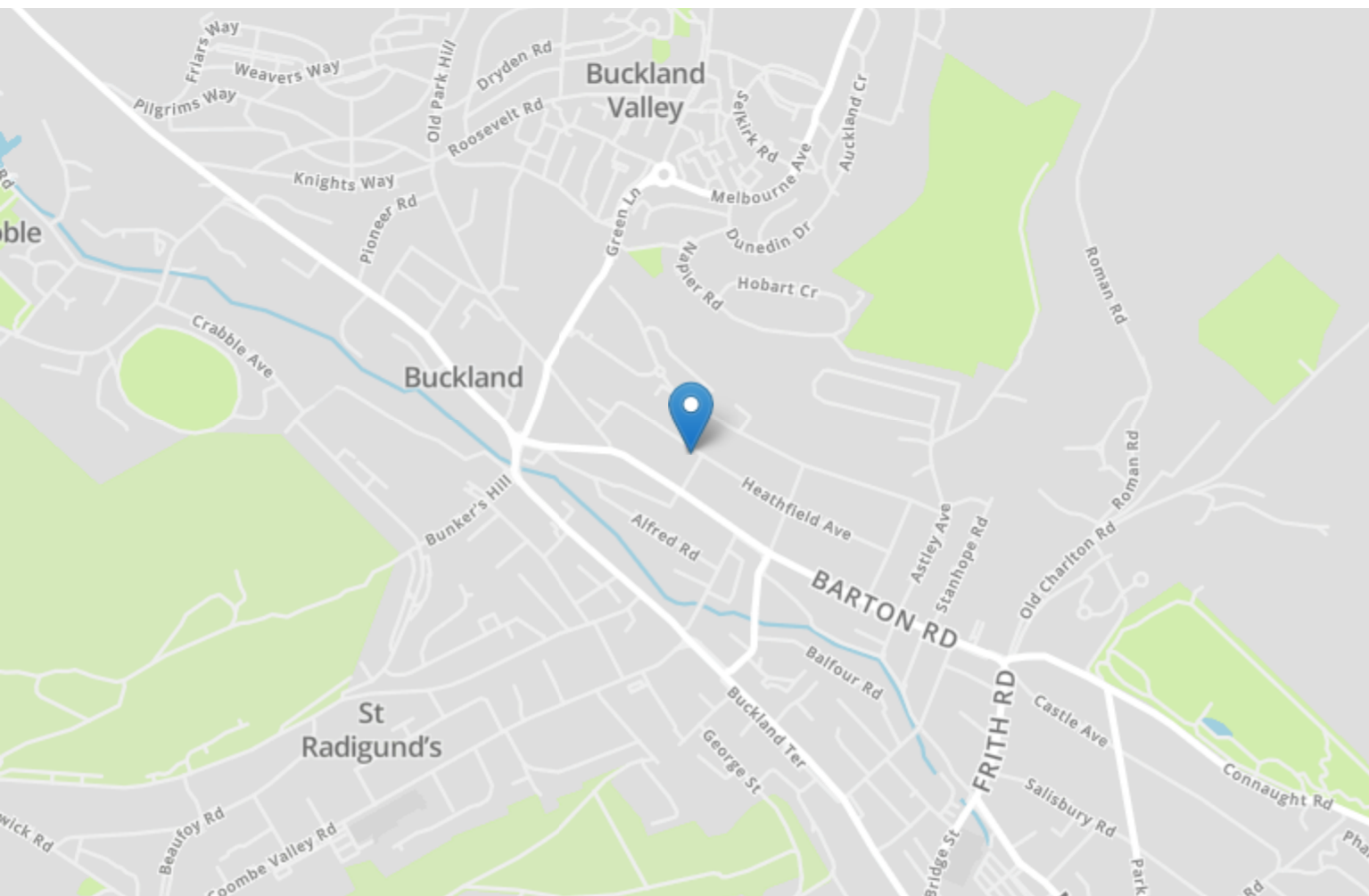


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Basement Flat, 141 Heathfield Avenue

Dover  
CT16 2PD

**£110,000 LEASEHOLD SHARE OF FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Welcome to this charming one-bedroom garden-level flat, ideally situated in the ever-popular residential area of Heathfield Avenue, Dover. Perfectly combining comfort, practicality, and convenience, this delightful home offers a superb opportunity for first-time buyers and investors alike. The accommodation features a welcoming lounge, a well-proportioned bedroom, a fitted kitchen, a bathroom, and the wonderful conservatory - providing an ideal spot to relax while enjoying views of the private rear garden. The generous outdoor space is a real highlight, offering plenty of room for entertaining, gardening, or simply unwinding in a peaceful setting. Further benefits include double glazing, gas central heating, and the significant advantage of no onward chain, ensuring a smooth and straightforward purchase. The vendors have also informed us that the property comes with a 154 - year lease (approximately), and the freehold to the building will be included with the sale, adding even more long-term value and security. Located within walking distance of local shops, schools, and essential amenities, this lovely flat offers a wonderful blend of lifestyle and convenience - not to mention excellent buy-to-let potential. For your chance to view call Burnap + Abel on 01304 279107.



### Lounge

13' 2" x 10' 3" (4.01m x 3.12m)

### Kitchen

7' 3" x 5' 10" (2.21m x 1.78m)

### Bedroom

12' 5" x 9' 11" (3.78m x 3.02m)

### Bathroom

6' 2" x 4' 9" (1.88m x 1.45m)

### Conservatory

12' 10" x 7' 6" (3.91m x 2.29m)

### Garden

### Lease & Service Charge Information

The vendor has informed us of the following information;

Lease Length - 154 Years remaining (Approximately)

Service Charge - As and when needed - Basement flat is responsible to pay 1/3 of any costs for external works and the first floor maisonette is responsible for 2/3 of any costs for external works.

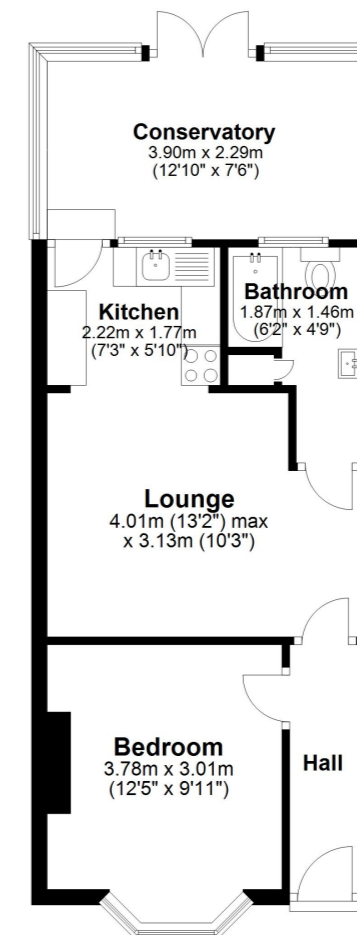
Ground Rent - £25 Per quarter.

The property is also being sold with the freehold of the building.

### Area Information

Located close to many popular primary and secondary schools and is within easy reach of a range of local amenities including the Tesco superstore. Dover town centre is only a short drive away providing access to the St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns.

**Lower Ground Floor**  
Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 42.6 sq. metres (458.2 sq. feet)

