
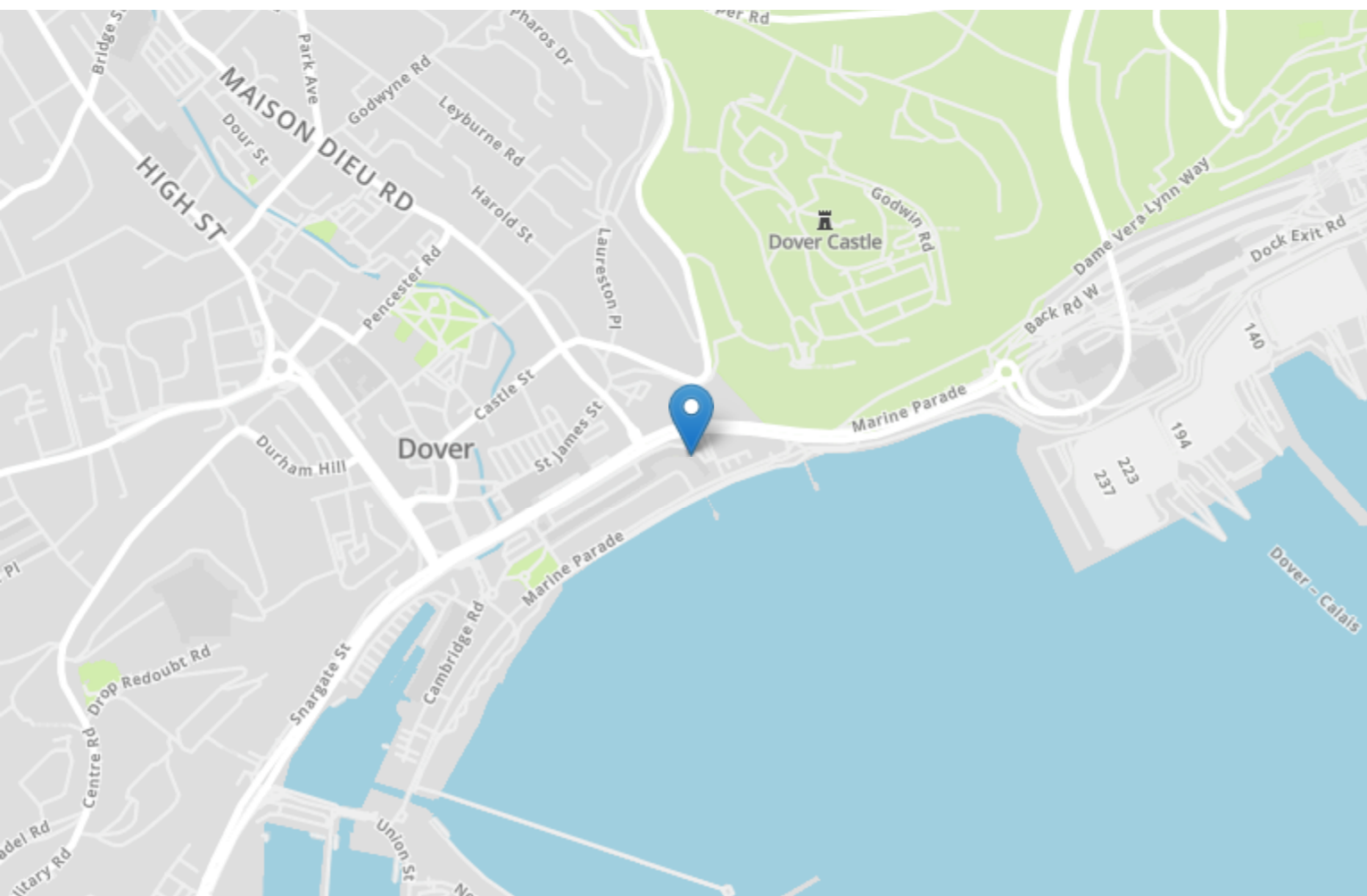


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>74</b>
(39-54)	<b>E</b>	<b>65</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## 170 The Gateway

Dover  
CT16 1LL

**£280,000 SHARE OF FREEHOLD**

Draft Details...FOR SALE WITH BURNAP + ABEL... A three bedroom SEA FACING Apartment in the popular building "The Gateway" is available to buy CHAIN FREE! Situated on the second floor, the property includes a nice sized lounge/diner with a balcony overlooking the channel. A separate kitchen off of the lounge. Wall and base units with a laminate worktop, integrated cooker and hob with extractor fan, freestanding washing machine and dishwasher. A handy enclosed balcony/storage space off of the kitchen. The master bedroom is a good size with access to another sea facing balcony. Built in cupboard and wardrobe space, carpeted flooring. The second bedroom is another double bedroom with views from the window. The third bedroom is a single room/office space with built in storage space. A family shower room with a WC, hand basin and double walk in shower. A separate WC in addition to this next door. The property is in need of modernisation throughout. Additional benefits include ample storage throughout the hallway. Downstairs storage unit and Share of Freehold. Permit parking outside the property is available. Call Burnap + Abel to organise a viewing on 01304 279107.



### Lounge

3.39m x 5.27m (11' 1" x 17' 3")

### Dining Room

2.25m x 3.41m (7' 5" x 11' 2")

### Kitchen

2.11m x 3.23m (6' 11" x 10' 7")

### Bedroom 1

2.88m x 3.65m (9' 5" x 12' 0")

### Bedroom 2

2.47m x 3.65m (8' 1" x 12' 0")

### Bedroom 3

2.23m x 3.25m (7' 4" x 10' 8")

### Shower Room

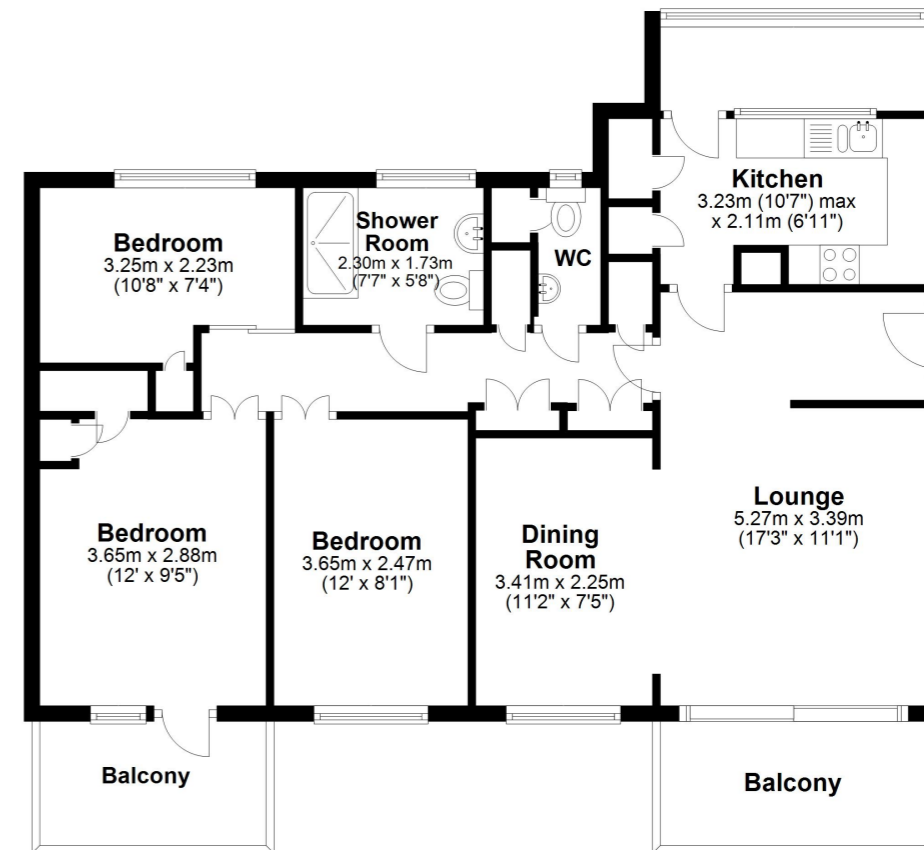
1.73m x 2.30m (5' 8" x 7' 7")

### Lease Information

We understand that the property has a Share of Freehold and has a lease in excess of 999 years, expiring on the 28/06/3106.

We understand that the service charges are approximately £1500 per quarter.

**Second Floor**  
Approx. 80.9 sq. metres (871.0 sq. feet)



Total area: approx. 80.9 sq. metres (871.0 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.

