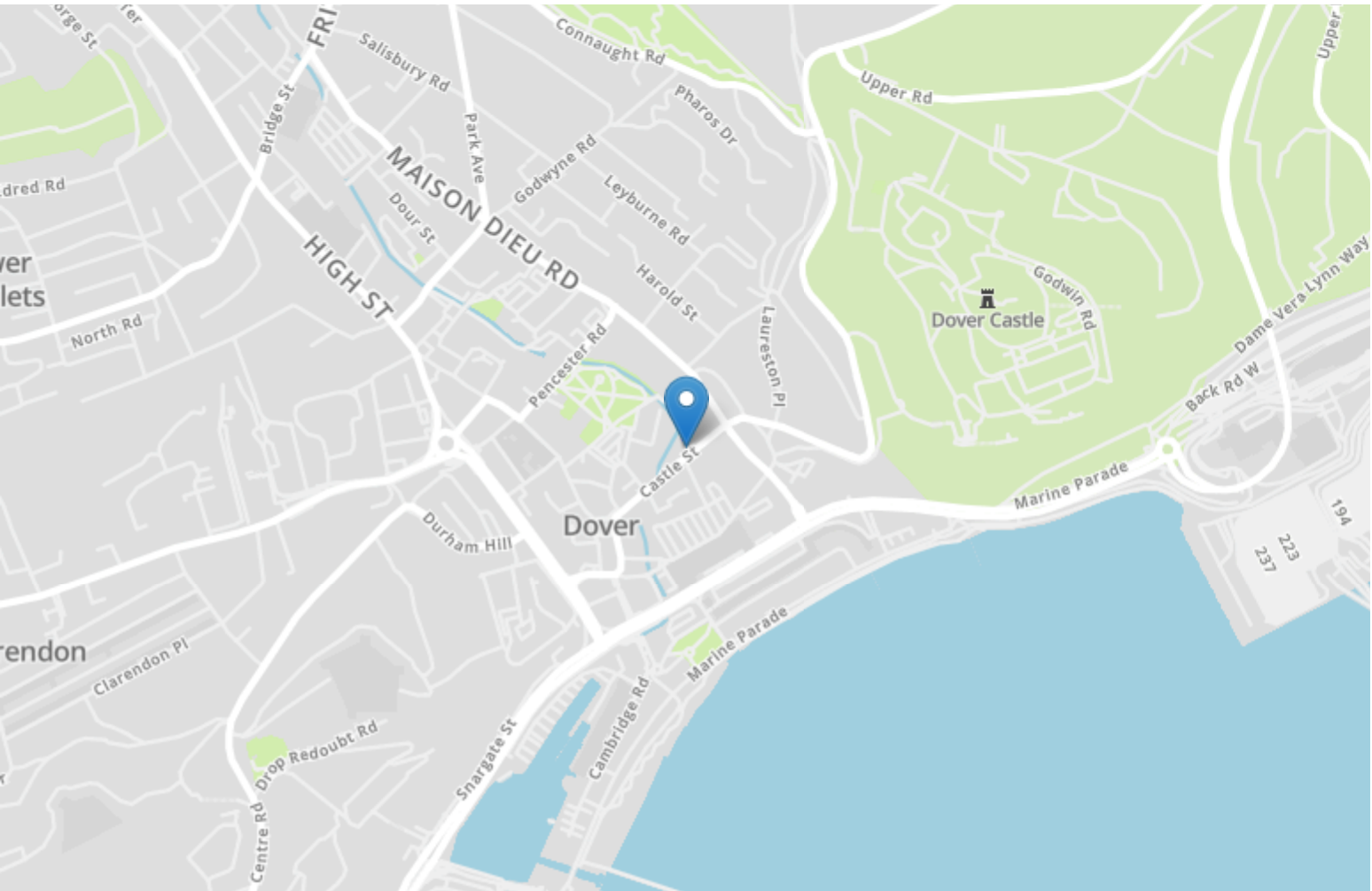


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales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



## Unicorn House Basement Flat, 7 Castle Street

Dover  
CT16 1PT

**£100,000 LEASEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Fabulous One-Bedroom Lower Ground Floor Flat with Private Garden | This beautifully presented one-bedroom lower ground floor flat offers a perfect blend of character, privacy, and convenience - ideally suited for first-time buyers, downsizers, or buy-to-let investors. Set within a well-maintained building, the property benefits from its own private garden, providing a peaceful outdoor retreat in the heart of a popular residential area. Inside, the flat is well-proportioned and offers comfortable living with a large lounge, fitted kitchen and spacious bedroom. The flat is being offered chain-free, with the added advantage that it will come with a brand-new lease and a then a share of the freehold once all other flats in the building are sold, making it an attractive long-term investment. Located just a short walk from a variety of local shops, cafes, and everyday amenities, this is a fantastic opportunity to secure a charming, low-maintenance home in a well-connected location. For your chance to view call Burnap + Abel on 01304 279107.





Lounge/Dining Room

19' 4" x 14' 1" (5.89m x 4.29m)

Kitchen

8' 6" x 5' 7" (2.59m x 1.70m)

Bedroom

11' 11" x 11' 7" (3.63m x 3.53m)

Shower Room

Garden

Lease & Service Charge Information

The vendor has informed us of the following information;

Lease - New 999 Year Lease

Service Charge - Paid as & when needed

Share Of Freehold once all sales complete in the block

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.

Lower Ground Floor

Approx. 51.3 sq. metres (552.6 sq. feet)

