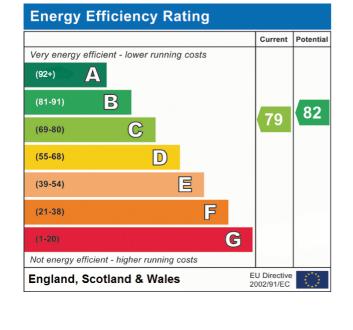


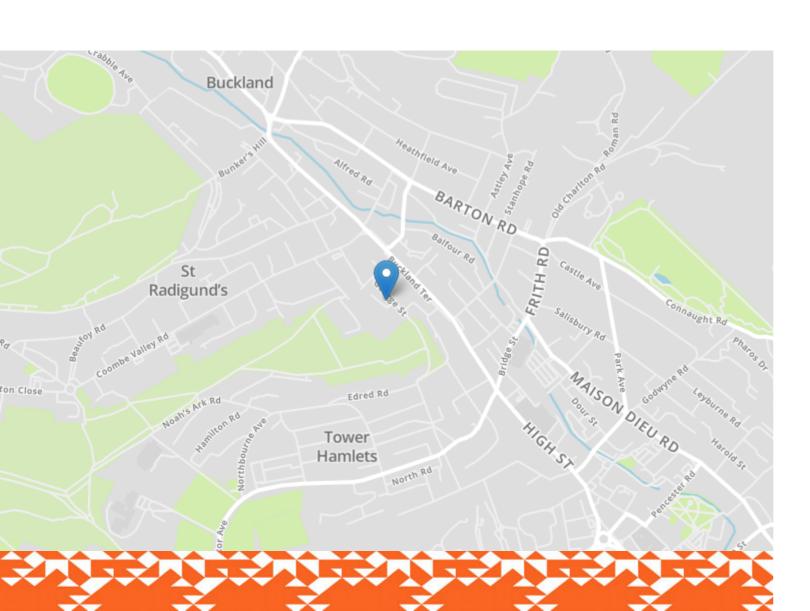
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3 George Street

Dover CT17 0EG

£120,000 FREEHOLD

Draft Details...FOR SALE THORUGH BURNAP + ABEL...Price Range £120,000 - £130,000 | Welcome to this beautifully refurbished two-bedroom first-floor flat, perfectly positioned in the highly convenient and ever-popular George Street, Dover. Stylish, spacious, and ready to move straight into, this delightful home offers an excellent opportunity for first-time buyers, downsizers, and buy-to-let investors alike. Step inside and discover a wonderfully light and airy lounge, enhanced by generous windows that frame lovely elevated views. The accommodation features two double bedrooms, each offering comfortable and versatile space, ideal for restful living or working from home. The large kitchen provides ample room for appliances and dining, while the property also includes a bathroom and the added convenience of a separate toilet. Additional benefits include double glazing, gas central heating, communal gardens, and a private external storage cupboard - perfect for keeping belongings neatly tucked away. Being sold with no onward chain, this superb flat combines comfort, practicality, and convenience in one fantastic package. Situated within easy reach of local shops, transport links, and Dover town centre, it offers a lifestyle of ease and accessibility. For your chance to view call Burnap + Abel on 01304 279107.





https://www.burnapandabel.co

Lounge

15' 10" x 12' 4" (4.83m x 3.76m)

Kitchen

12' 4" x 10' 3" (3.76m x 3.12m)

Bedroom One

12' 2" x 11' 3" (3.71m x 3.43m)

Bedroom Two

12' 2" x 8' 11" (3.71m x 2.72m)

Bathroom

7' 4" x 5' 11" (2.24m x 1.80m)

Separate W.C.

Communal Garden

Lease & Service Charge Information

The vendor has provided us with the following information;

Lease length - Approximately 83 Years remaining (118 years from 20 August 1990)

Service Charge - £912.00 Including Ground Rent.

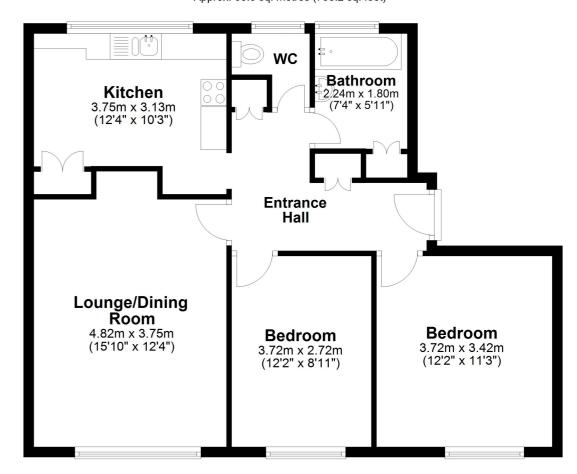
Freeholders - Dover District Council

Area Information

Situated close to the centre of Dover with its range of amenities including 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 property has a nearby bus stop on a main bus route and there are several primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

First Floor

Approx. 68.6 sq. metres (738.2 sq. feet)



Total area: approx. 68.6 sq. metres (738.2 sq. feet)



