
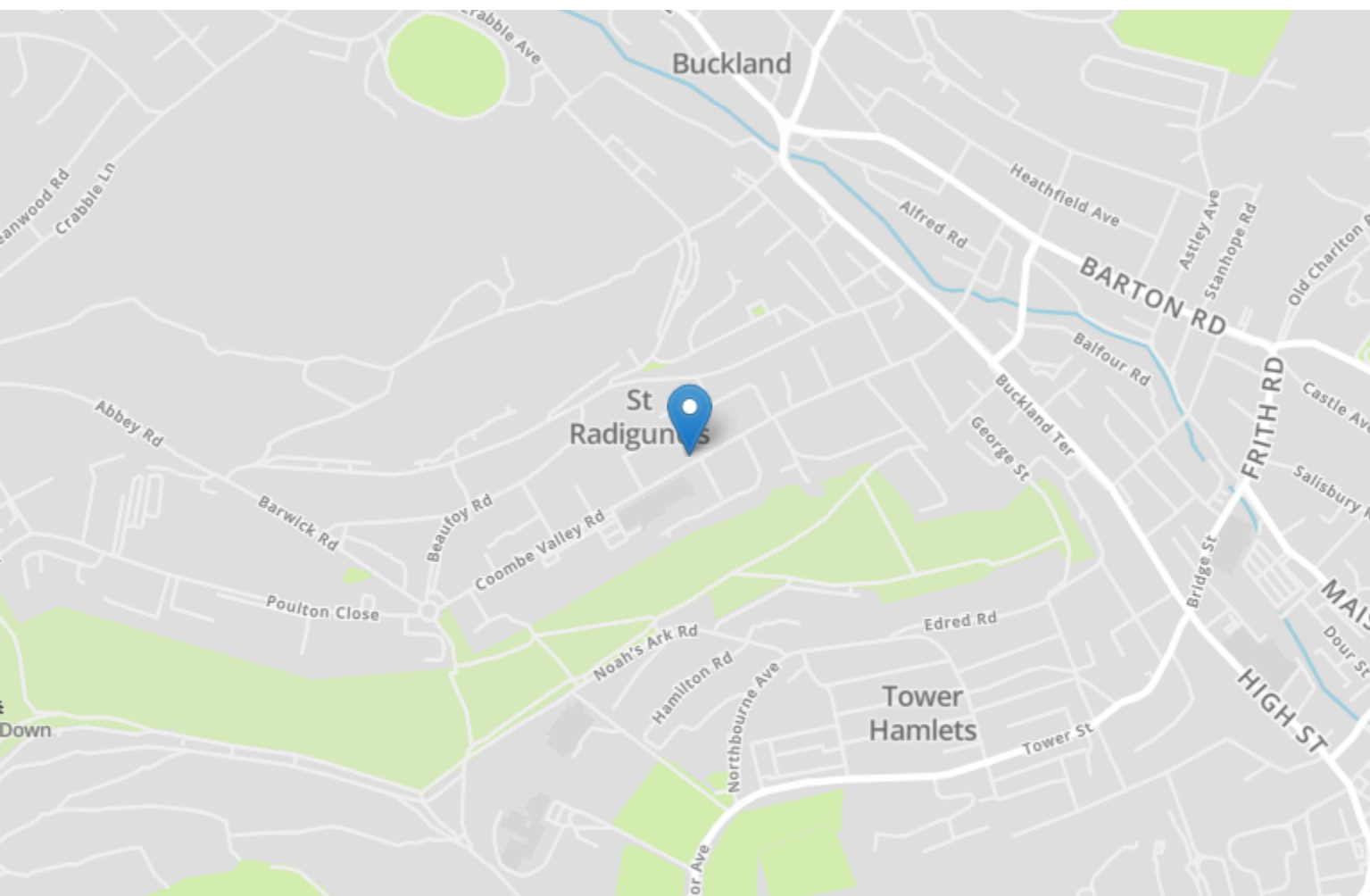


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	69	72
England, Scotland & Wales	EU Directive 2002/91/EC 	

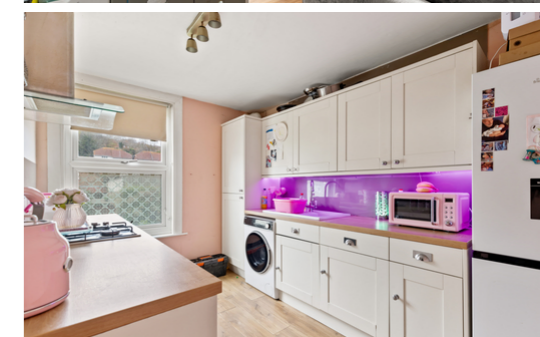


Upper Maisonette 56 Coombe Valley Road

Dover
CT17 0EX

£140,000 LEASEHOLD

Draft Details...Price Range £140,000 - £150,000 | Fabulous Two Bedroom Maisonette | Ideal For First Time Buyers & Buy To Let Investors | Walking Distance To Local Amenities | Burnap + Abel are delighted to offer onto the market this beautiful two bedroom maisonette located in the conveniently place Coombe Valley Road, Dover. The property is in very good condition throughout and the accommodation boasts a light and airy lounge, kitchen, two double bedrooms and a bathroom. Additional benefits include double glazing and gas central heating. Conveniently located near a hospital, primary and secondary schools, including private and grammar schools, this home offers the ideal setting for families. Plus, with fast trains to London nearby, you'll enjoy easy access to the bustling city while still relishing the comforts of coastal life. There are excellent access routes to the A2/M2 and the M20 via the Alkham Valley. There are a selection of shops and take away restaurants and the town centre is just a short distance away. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Laminate floor, radiator, carpeted stairs to the first floor and doors leading to;

Lounge

11' 11" x 11' 4" (3.63m x 3.45m) Laminate floor, radiator and double glazed window.

Kitchen

11' 5" x 8' 0" (3.48m x 2.44m) A mix of wall and base units, space for fridge freezer, washing machine and integrated oven/hob. Cupboard with wall mounted boiler and double glazed window.

Bathroom

8' 3" x 6' 10" (2.51m x 2.08m) Bath with overhead shower, low level W.C., wash hand basin, radiator and double glazed window.

First Floor Landing

Carpeted stairs, double glazed window, carpeted landing, loft hatch and doors leading to;

Bedroom One

15' 4" x 11' 5" (4.67m x 3.48m) Large double bedroom with carpeted floor, radiator and double glazed windows.

Bedroom Two

11' 6" x 10' 0" (3.51m x 3.05m) Double bedroom with carpeted floor, radiator and double glazed window.

Lease & Service Charge Info

The vendors have informed of the following information;

Lease - Approximately 93 years remaining

Ground Rent - £100 per annum

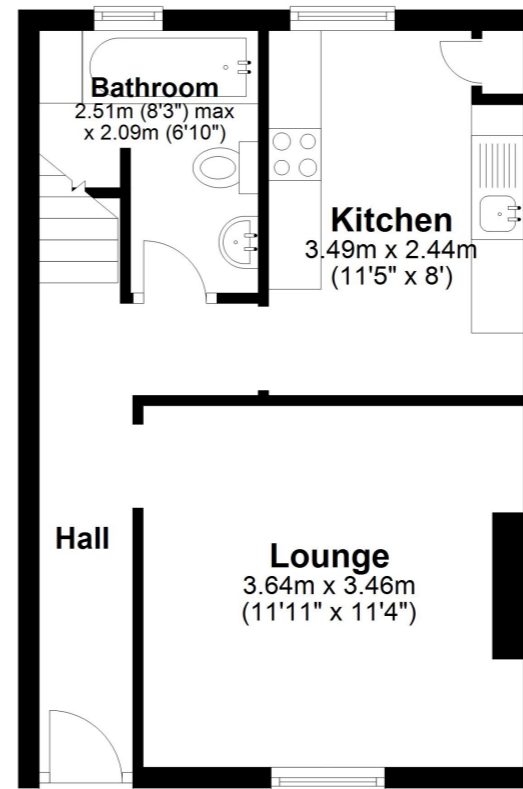
Service Charge - Paid as and when needed

Area Information

Coombe Valley Road is found in the historic seaside town of Dover and is in close proximity to all the area has to offer with its high street, schools, hospital and high speed rail link into St Pancras, London. The area is also up and coming with lots of investment both on the outskirts and closer to the heart of the town. The seafront, white cliffs and castle are considered to be areas of both global interest as well as local.

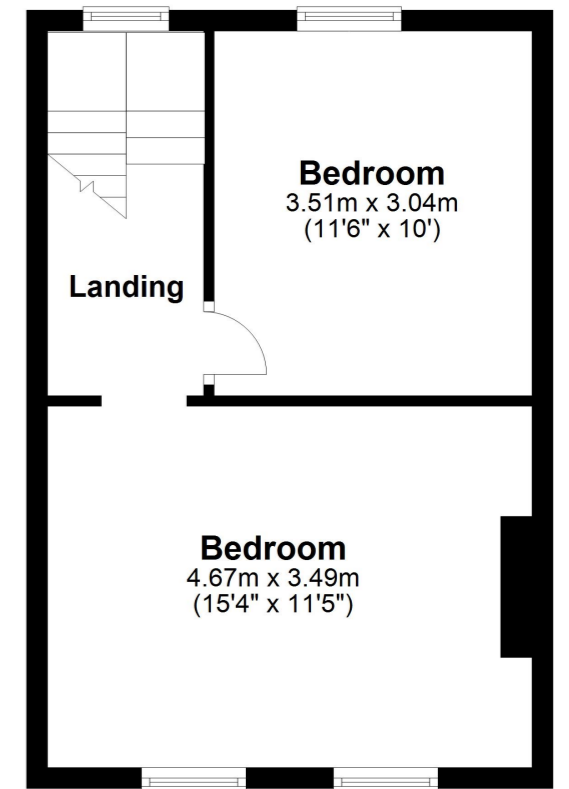
Upper Ground Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.3 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.

