

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>
(92 to 100) <b>A</b>			(92 to 100) <b>A</b>
(81 to 91) <b>B</b>			(81 to 91) <b>B</b>
(69 to 80) <b>C</b>	76	80	(69 to 80) <b>C</b>
(55 to 68) <b>D</b>			(55 to 68) <b>D</b>
(39 to 54) <b>E</b>			(39 to 54) <b>E</b>
(21 to 38) <b>F</b>			(21 to 38) <b>F</b>
(1 to 20) <b>G</b>			(1 to 20) <b>G</b>
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC		<b>England, Wales &amp; N.Ireland</b>
			EU Directive 2002/91/EC



## 17 Lancaster House Lancaster Road

Dover  
CT17 9BB

**£129,995 LEASEHOLD**

Draft Details...No Chain...Two Double Bedroom First Floor Flat...Residential Parking...Two Balconies...Views Of The Dover Castle...Close To Town...Sold With Storage Cupboard In The Communal Area...Secure Entry System...Close Proximity To The Dover Priory Train Station...Large Rooms...Burnap + Abel are delighted to offer onto the market this large two bedroom apartment located within walking distance to the town centre and Dover Priory train station. The property is a fantastic size and the accommodation boasts a large and light living room, generous size kitchen, bathroom and two double bedrooms. Additional benefits include two balconies (one balcony offering views of the iconic Dover Castle), double glazing, gas central heating and NO ONWARD CHAIN. Situated in Dover Town Centre 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. For your chance to view call sole agent Burnap + Abel on 01304 279107.



## Communal Area

The property is being sold with a storage cupboard which can be used as a bike shed.

## Entrance Hall

Laminate floor, radiator, two cupboards and doors leading to;

## Lounge

13' 6" x 11' 11" (4.11m x 3.63m) A generous size lounge with carpeted floor, radiator, double glazed windows, double glazed door to balcony and views of the Dover Castle.

## Kitchen

11' 11" x 10' 5" (3.63m x 3.17m) A good size kitchen with a mix of wall and base units, space for fridge freezer, cooker and washing machine. Tiled floor, double glazed window and doors to the balcony.

## Bedroom One

14' 1" x 11' 7" (4.29m x 3.53m) Large double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Two

13' 0" x 8' 11" (3.96m x 2.72m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

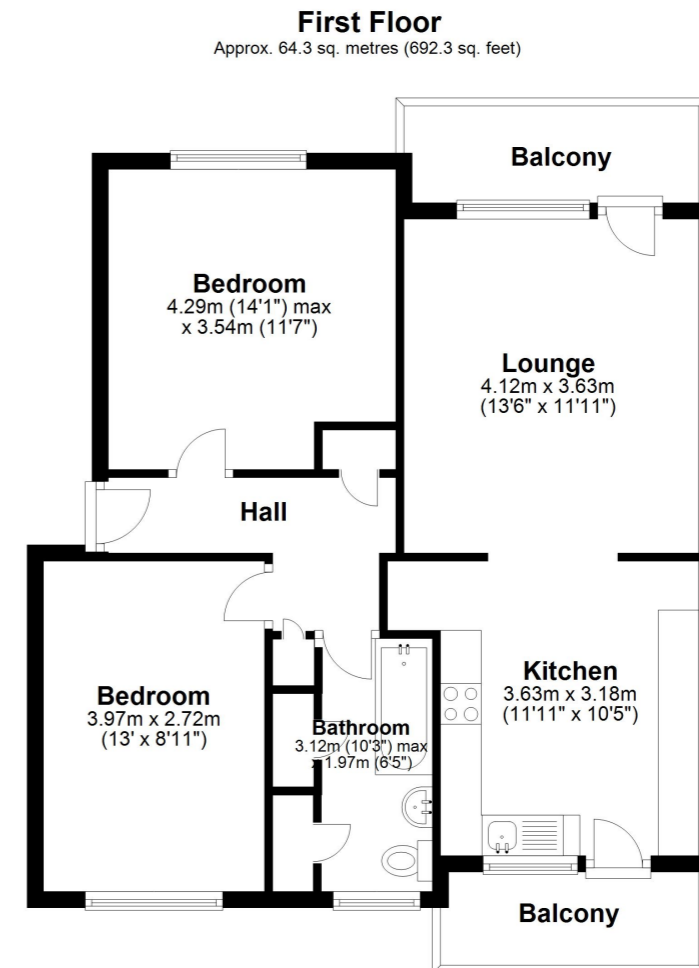
10' 3" x 6' 5" (3.12m x 1.96m) Bath with over head shower, low level W.C., wash hand basin, frosted double glazed window and two cupboards (one with wall mounted boiler).

## Lease & Service Charge Information

The vendor has informed us that the lease has approximately 93 years remaining.

Service Charge 2020 - 2021 - We have been informed by the vendor that the service charge for 2020 is approximately £715 per annum which includes buildings insurance.

Dover Council are the freeholders.



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.

