
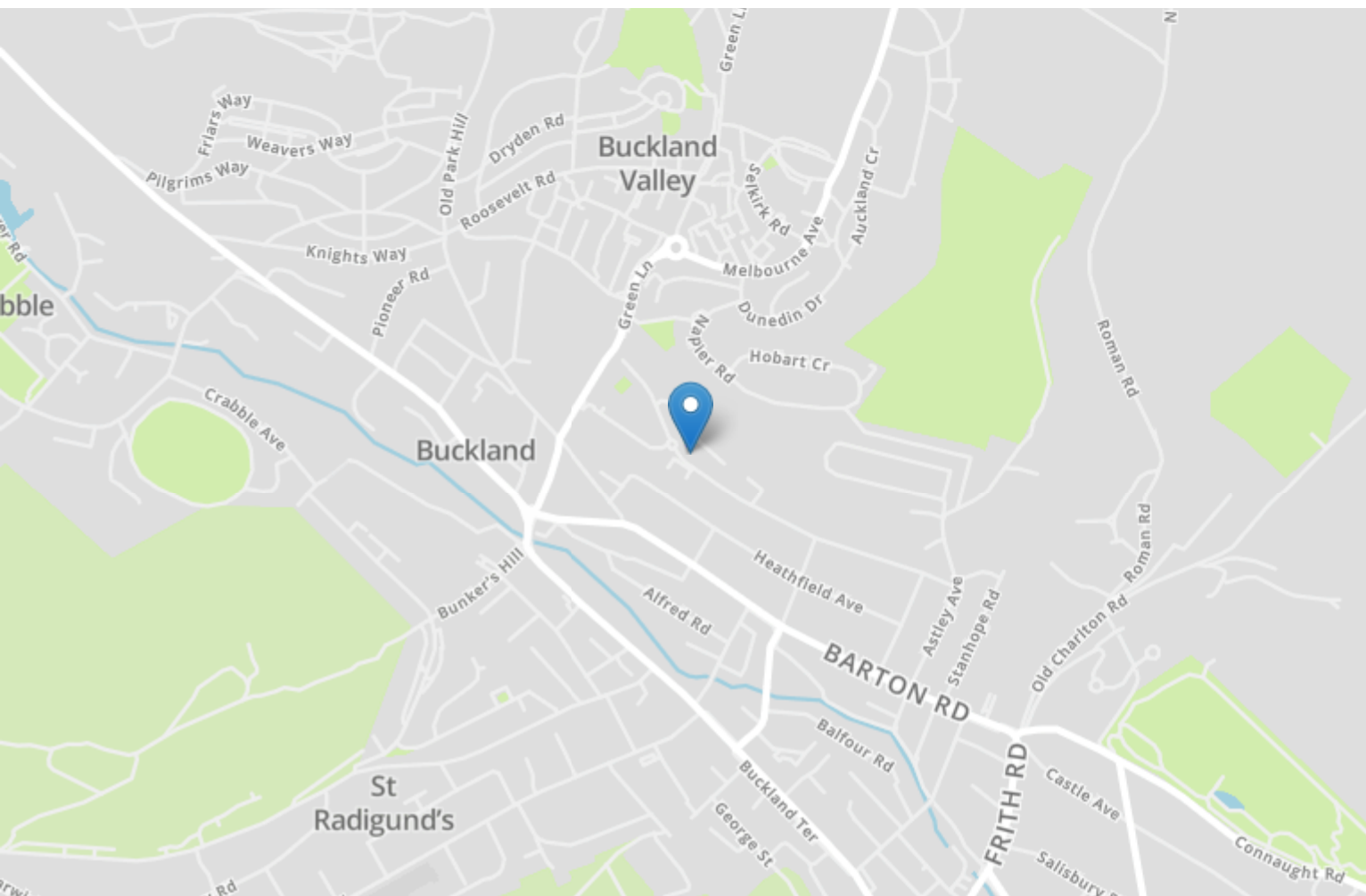


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Magpie Lodge Flat 5 Mayfield Avenue

Dover
CT16 2QS

£110,000 LEASEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL | Price Range £110,000 - £120,000 | Chain Free | Allocated Parking | Ideal For First Time Buyers & Buy To Let Investors | Burnap + Abel are delighted to offer onto the market this fabulous one bedroom first floor flat located in the popular Mayfield Ave, Dover. The property is in very good condition throughout and accommodation boasts a lounge, modern style kitchen, bathroom and a double bedroom. Additional benefits include allocated parking, double glazing, modern electric heaters and NO ONWARD CHAIN. Located off of the popular Mayfield Ave, a residential area close to local shops, school, amenities and transport links, including the high-speed rail link to London St. Pancras, this home would be perfect for first time buyers, home movers and investors alike and viewing is highly recommended. For your chance to view call sole agent Burnap + Abel 01304 279107.



Hall

Lounge

4.49m x 2.90m (14'9" x 9'6").

Kitchen

2.67m x 2.42m (8'9" x 7'11").

Bathroom

1.71m x 2.19m (5'7" x 7'2").

Bedroom

3.29m x 2.73m (10'10" x 8'11").

Allocated Parking

Allocated parking for one car.

Lease & Service Charge Information

The vendor has provided us with the following information

Lease has approximately 91/92 years remaining.

Service Charge - £1300 per annum

Ground Rent - £300 per annum

Area Information

Within close proximity to the centre of Dover with local amenities and mainline train station located nearby, this property will be suited to those who commute to the city regularly. There are also excellent transport links and the Cathedral City of Canterbury is just a short drive away and is accessible via A2.

