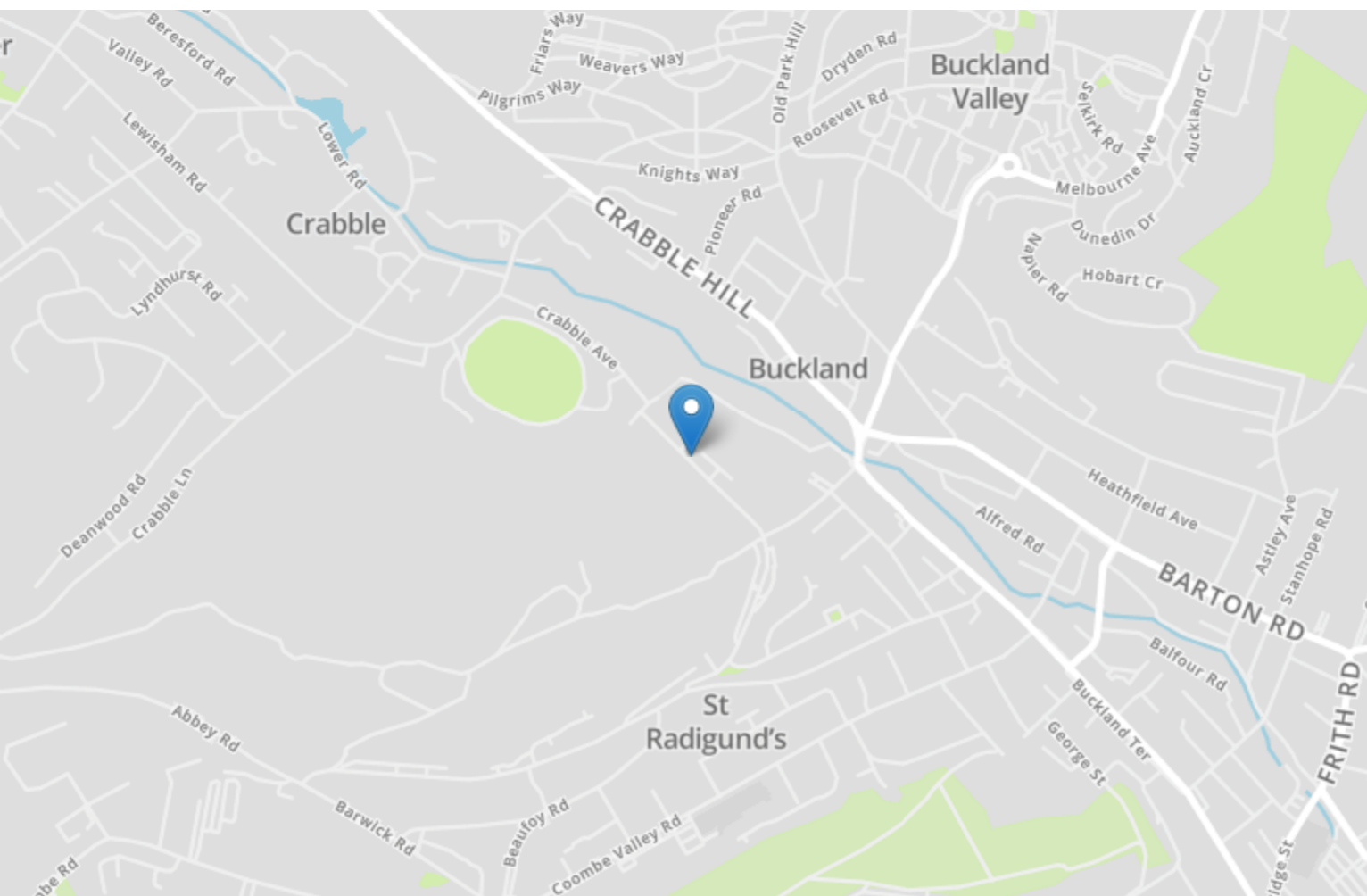


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



2 St Georges Court Hillside Road

Dover
CT17 OUT

£65,000 LEASEHOLD

Draft Details... Cash Buyers Only | Price Range £65,000 - £70,000 | One Bed Ground Floor Flat | Allocated Parking | Being Sold with Tenant in Situ | Large Double Bedroom | Burnap + Abel are delighted to offer onto the market this one bedroom ground floor flat located in the popular Hillside Road, Dover. The property is being sold with a tenant in situ making this an ideal property for investors looking for an instant income. The accommodation boasts an open plan lounge/kitchen, large double bedroom and bathroom. Additional benefits include allocated parking, double glazing and electric heating. The property is within walking distance to the popular village of River. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, airing cupboard, electric heater and doors leading to;

Open Plan Lounge/Kitchen

15' 9" x 10' 11" (4.80m x 3.33m) The lounge area has carpeted floor, electric heater and a double glazed window. The kitchen has a mix of wall and base units, space for fridge freezer, washing machine and cooker.

Bedroom

12' 1" x 11' 3" (3.68m x 3.43m) Large double bedroom with carpeted floor, electric heater and double glazed window.

Bathroom

Bath with shower attachment, low level W.C., wash hand basin and extractor fan.

Parking

The property has allocated parking for one car.

Area Information

Hillside Road is situated within easy access of Dover town centre and is ideally located for access to the A2/M2 and the M20 via the Alkham Valley. In the local area is a good range of primary and secondary schools, and within a short driving distance is the main-line railway station at Kearsney, and also the Priory Railway Station in the town with the fast link train to London St Pancras in 1 hour 5 minutes.

Lease & Service Charge Information

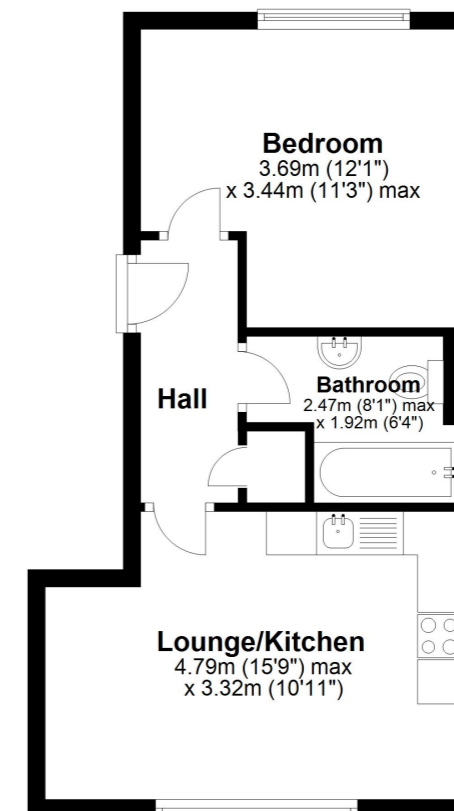
The vendor has informed us of the following information;

Lease length - Approximately 65 years remaining

Service charge - Approximately £1200 per annum.

Ground Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 35.5 sq. metres (381.7 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.

