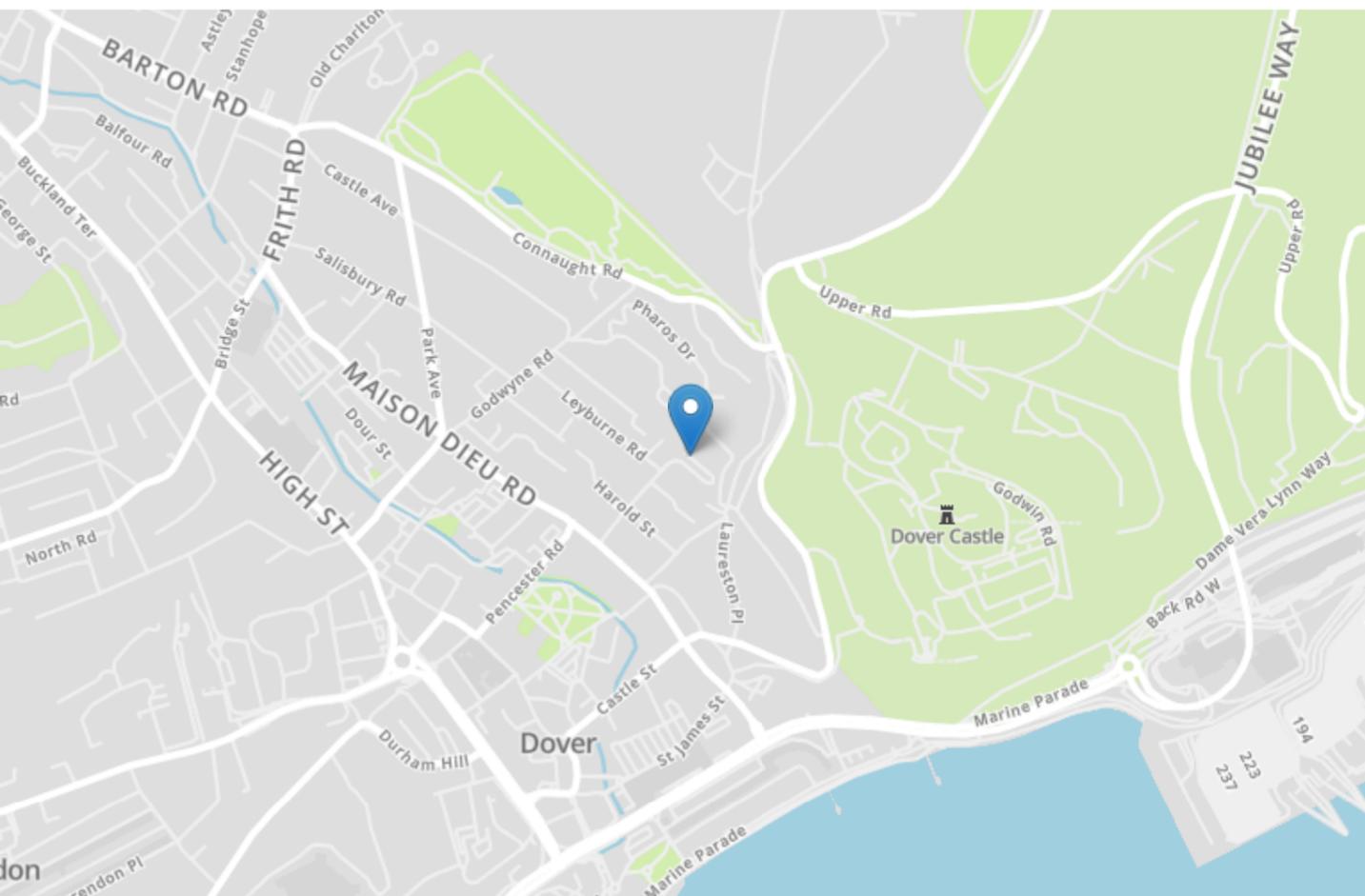


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



19 Samphire Court Taswell Street

Dover
CT16 1AJ

£240,000 LEASEHOLD SHARE OF FREEHOLD

DRAFT DETAILS...Offers Over £240,000 | FOR SALE WITH BURNAP + ABEL | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom third floor apartment located in the highly sought after Samphire Court, Taswell Street, Dover. The property is in very good condition throughout and the accommodation boasts a large light and airy lounge/dining room which boasts sea views, spacious kitchen, two double bedrooms and a family bathroom. Additional benefits include a garage + parking (garage has lighting & power), balcony offering lovely panoramic views, en suite shower room, communal gardens, double glazing and gas central heating (Boiler serviced November 2024). Dover is a major ferry port town and therefore gives you frequent and convenient access to the continent and beyond. It is famous for its white cliffs and the iconic Dover Castle that is a short walk from the property. The towns main commuting roads of the A2 and A20 are easily reached and the Dover Priory train station runs a frequent fast link service to London St Pancras as well as neighbouring towns. There are well regarded local primary and secondary schools and there are plenty of new leisure facilities as recent additions. For your chance to view call sole agent Burnap + Abel 01304 279107.



Entrance Hall

Lounge/Dining Room

17' 5" x 15' 9" (5.31m x 4.80m)

Balcony

Kitchen

14' 2" x 9' 7" (4.32m x 2.92m)

Bedroom One

11' 9" x 11' 0" (3.58m x 3.35m)

En Suite

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m)

Bathroom

9' 7" x 6' 10" (2.92m x 2.08m)

Garage & Off Street Parking

19' 8" x 10' 8" (5.99m x 3.25m) The apartment features a secure garage and allocated space. There are a number of visitor parking spaces to accommodate guests. The garage has lighting and power.

Communal Gardens

Lease & Service Charge Area

The vendor has informed us of the following information;

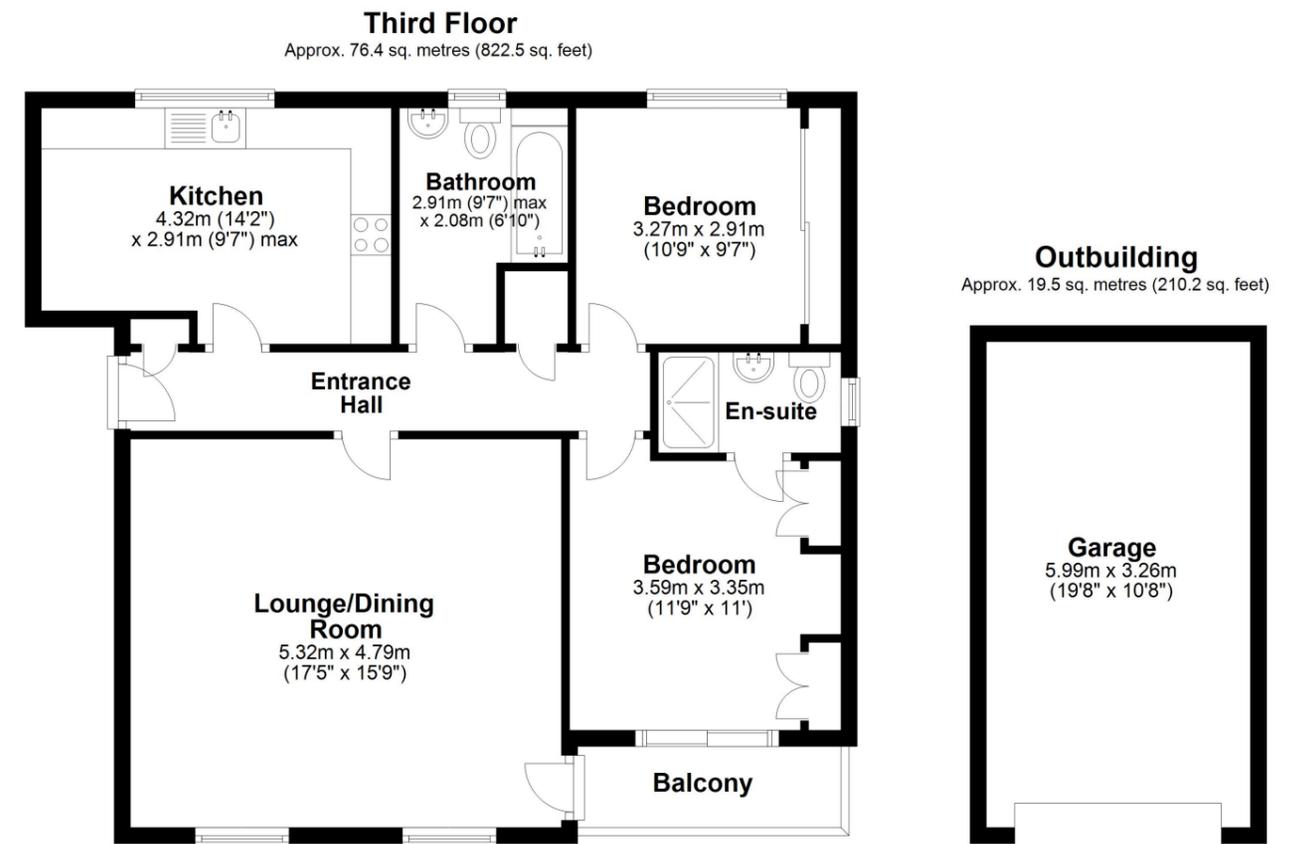
Share Of Freehold

Lease Length - 125 years from 1999

Service Charge - £384 Per Quarter

Area Information

Samphire Court lies within a much favoured location close to the town centre at the top of Taswell Street in the respected Castle Ward area. St James retail and leisure park are close by, along with the Western Harbour area which is also undergoing a period of transformation with considerable investment being used to create a new marina. The seafront has a pleasant promenade and pebble beach, providing a hub for water sports and to the north lies Whitfield, including main brand superstores and access to the A2 connecting to the Cathedral City of Canterbury. Rail services from Dover include the Javelin high speed to London St Pancras.



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.

