



A bright, modern kitchen with yellow walls, light green cabinets, and a black and white checkered floor. The kitchen features a large window, a sink with a chrome faucet, a built-in oven, and a wooden countertop. A wooden cutting board with fruit is in the foreground.

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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.

