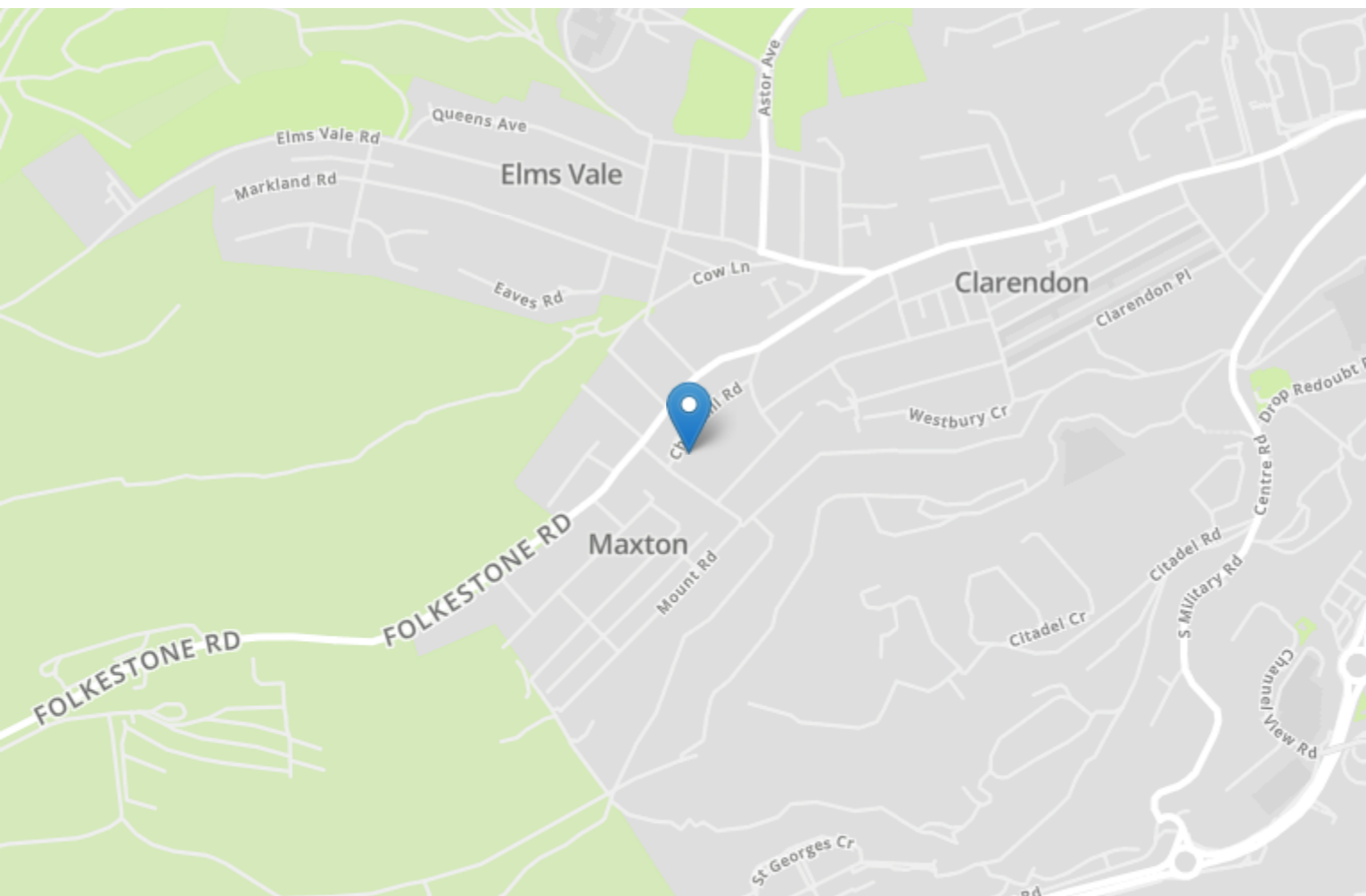


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Cameron Court Flat 4 Churchill Road

Dover
CT17 9EH

£100,000 LEASEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £100,000 - £110,000 | A Wonderful One-Bedroom First Floor Flat – Churchill Road, Maxton, Dover | A fantastic opportunity to acquire a one-bedroom first-floor flat in the highly sought-after area of Churchill Road, Maxton, Dover. Offered with no onward chain, this property is ideal for first-time buyers or buy-to-let investors. The flat features a spacious open-plan lounge/kitchen, providing a bright and versatile living space. There is a double bedroom and a modern-style family bathroom, with the property further benefiting from double glazing and electric heating throughout. Externally, residents can take advantage of parking on a first-come, first-served basis, while the location offers excellent convenience. The flat is within close proximity to local schools, shops, and Dover Priory train station, providing fast links to London - perfect for commuters. Combining a desirable location, practical living space, and chain-free status, this property represents a great investment or first-home opportunity. To arrange a viewing, contact Burnap + Abel on 01304 279107.



Lounge/Kitchen

18' 2" x 13' 11" (5.54m x 4.24m)

Bedroom

10' 3" x 8' 10" (3.12m x 2.69m)

Bathroom

7' 6" x 6' 3" (2.29m x 1.91m)

Residents parking

The block has residents parking on a first come first serve basis.

Lease & Service Charge Information

The vendor has provided us with the following information;

Lease length - 125 years from 1st July 1989 (88 years remaining approximately).

Service charge - £1404.72 per annum.

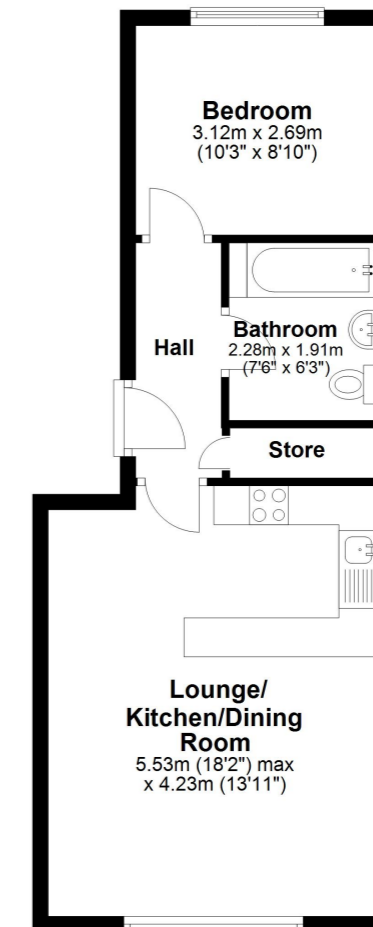
Ground Rent - £100 per annum.

Managing agents - Stuart Radley Associates.

Area Information

Within easy reach of 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. The property is on the main bus route and there are several primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

First Floor
Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 41.4 sq. metres (446.1 sq. feet)

