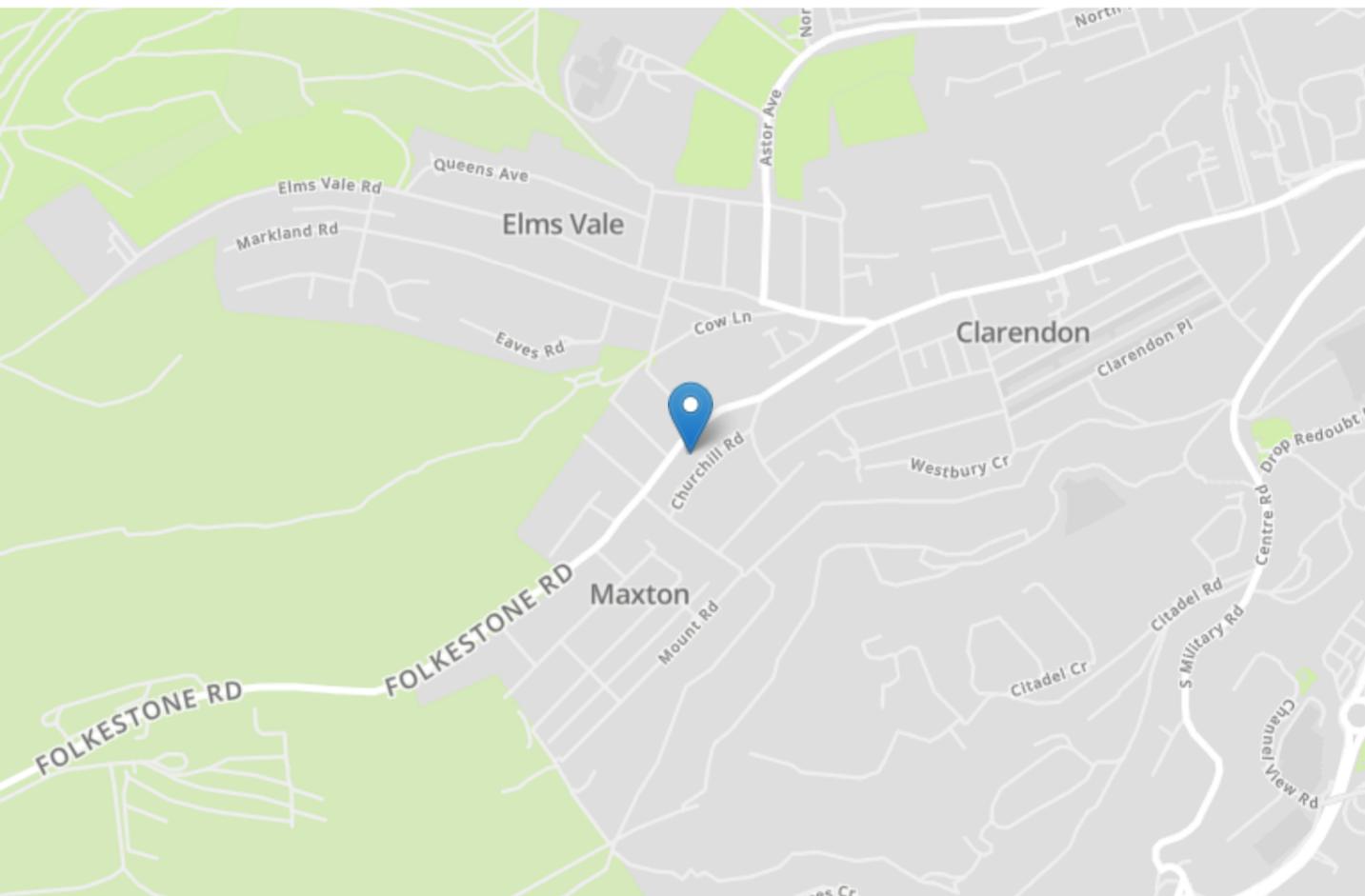


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Shakespeare Court Flat 12, 313 Folkestone Road

Dover  
CT17 9JG

**£160,000 LEASEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Wonderful Two-Bedroom First Floor Flat | Sought-After Location | Allocated Parking | Ideal First-Time Buy or Investment Situated in the highly desirable Shakespeare Road, Dover, this well-presented two-bedroom first-floor flat offers a fantastic opportunity for both first-time buyers and buy-to-let investors. The accommodation boasts a spacious lounge, a modern-style kitchen, and a contemporary shower room, along with two generous-sized bedrooms, providing comfortable and practical living throughout. Additional benefits include allocated parking for one car, double glazing, and gas central heating, ensuring both convenience and efficiency. Ideally located within close proximity to a range of local schools, shops, and amenities, the property is also just a short distance from Dover Priory railway station, offering fast links to London, making it perfect for commuters. This is a fantastic opportunity to acquire a stylish and conveniently located home, and early viewing is highly recommended. Call Burnap + Abel to arrange access on 01304 279107.



### Lounge

16' 4" x 11' 0" (4.98m x 3.35m)

### Kitchen

12' 0" x 9' 0" (3.66m x 2.74m)

### Bedroom One

12' 1" x 11' 9" (3.68m x 3.58m)

### Bedroom Two

11' 0" x 8' 1" (3.35m x 2.46m)

### Shower Room

6' 8" x 6' 5" (2.03m x 1.96m)

### Parking

The property has allocated parking for one car.

### Lease & Service Charge Information

The vendor has provided us with the following information;

Lease length - Approximately 85 years remaining

Service Charge - Approximately £966 per annum Inc Ground Rent

### 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 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. 63.1 sq. metres (678.8 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.

