
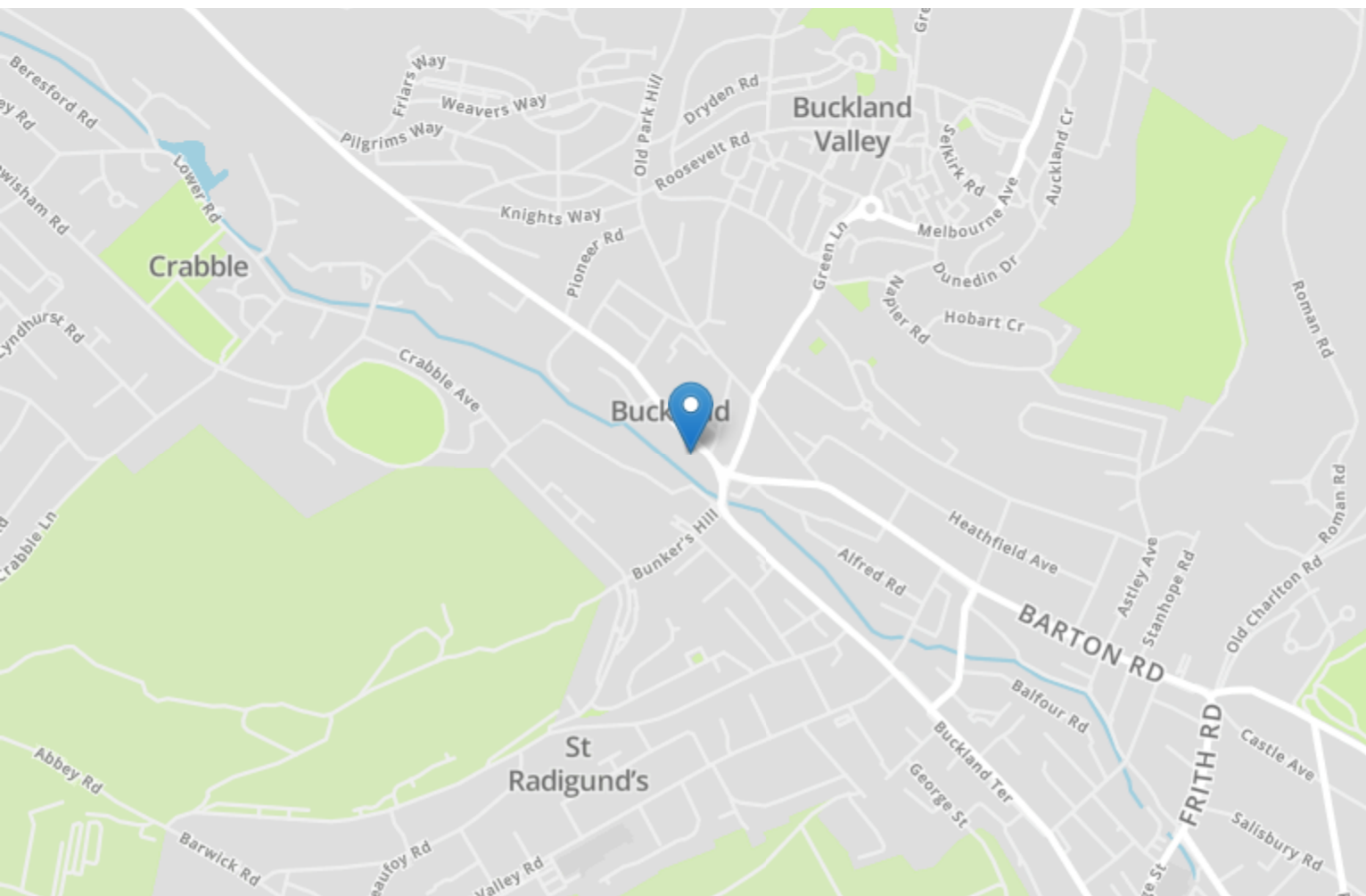


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The Paper Mill 16 Clock Tower Lofts Crabble Hill

Dover
CT17 0FA

£260,000 LEASEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £260,000 - £270,000 | Secure Underground Parking + Visitor Parking | Long Lease | Stunning Condition | Downstairs W.C | Communal Gardens | Balcony | Burnap + Abel are delighted to offer on to the market this beautiful three bedroom split level Duplex Apartment in this landmark Clock Tower Lofts development at the former Paper Mill, Dover. The apartment is designed with immaculate attention to detail to create a comfortable recent conversion scheme which offers impressive double-height large loft-style living space, fantastic open planned kitchen/dining/living area, three bedrooms and modern style bathroom. Additional benefits include secure underground parking, balcony, communal gardens, downstairs W.C., long lease, double glazing and gas central heating. For your chance to view call sole agent Burnap + Abel on 01304 279107.



W.C.

Open Plan Lounge/Kitchen/Dining Area

39' 7" x 17' 1" (12.06m x 5.21m)

Balcony

Space for table and chairs overlooking the rear of the property.

Bedroom One

15' 5" x 8' 11" (4.70m x 2.72m)

Bedroom Two

11' 10" x 9' 3" (3.61m x 2.82m)

Bedroom Three

11' 11" x 9' 2" (3.63m x 2.79m)

Bathroom

8' 9" x 5' 7" (2.67m x 1.70m)

Communal Gardens & Secure Underground Parking

Gated communal gardens can be found at the rear of the building with access from both sides. This area has been carefully landscaped and is well maintained for the enjoyment of all residents. Secure underground parking provides parking for one car.

Lease & Service Charge Information

The vendor has informed us of the following information;

Lease Length - 113 Years remaining (Approximately)

Service Charge - £180 PCM (Includes buildings insurance)

No Ground Rent

Area & Property Information

Clock Tower Lofts is a stunning conversion of an original 1840's Mill. The building was redeveloped in 2014 by Gillcrest Homes and is not only striking but rather beautiful, whilst staying true to its origins.

Crabble Hill is an area on the outskirts of Dover, conveniently situated and with easy access to; Kearsney, Whitfield and the seafront. Highlights of Dover and the surrounding area include, Dover Castle spectacularly towering above the town and a £30 million redevelopment project in the St James' Street area providing new retail units, restaurants and a cinema. The seafront has a wonderful promenade and pebble beach providing a hub for water sports, in particular a sheltered training ground for Channel swimmers and the Western Harbour area is also undergoing a period of transformation with considerable investment being used to create a new marina, pier and ‘curved arm’ which will attract a host of cafes, bars, and restaurants.

