



Leasehold

£82,500

4
Kingsford Court
Coombe Valley Road
Deal
Kent
CT17 0TT

CHAIN FREE!! FANTASTIC GROUND FLOOR FLAT WITH DOORS OPENING TO THE COMMUNAL GARDEN. For flat is only available to the over 55's comprises of 1 double bedroom, open plan lounge/diner/ kitchen, shower room, secure entry phone, pull cords to all main rooms. Benefits include communal lounge, cont.....

Local Information

Located 0.8 from the centre of Dover.

Nearest primary school:
Barton Junior School
0.2 miles

Nearest secondary school:
Dover Grammar School for Girls
0.4 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

Property Details

This purpose built modern block of flats is situated at the junction of Coombe Valley Road and London Road, Dover. Within the local area there are selection of shops and take away restaurants and the town centre is just a short distance away. Buses pass by regularly on the London Road and there are good access routes to Whitfield and the A2.

This ground floor flat with access to communal garden is for the over 55's, comprises of 1 double bedroom, open plan lounge/diner/kitchen, shower room, secure entry phone, pull cords to all main rooms.

Further benefits include double glazing, communal lounge, and residents parking area.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

Entrance door into Communal Hallway.

Entrance Hall

Front door into entrance hall. Storage cupboard with wall mounted electric box. Further cupboard with water tank. Doors to Bedroom, Shower Room and Lounge/Diner and kitchen.

Lounge/Diner 13'1 x 10'6

Electric heater. Telephone entry system. Double glazed window to rear. Double glazed door to communal garden. Pull cord.

Kitchen 9'3 x 8'7

Range of wall and base units with roll top work surface over. Single bowl sink and drainer with splash back tiling around. Integrated oven and hob with extractor hood over. Space for washing machine and fridge/freezer.

Bedroom 1 15'3 x 9'8

Electric heater. Built in wardrobe. Double glazed window to rear. Pull cord.

Shower Room

Large enclosed shower cubicle with electric shower. Low level W.C and wash hand basin. Tiling to walls. Pull cord.

OUTSIDE

Communal Gardens. Residents Parking Area on a first come basis

EPC rating B (82)

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LEASE DETAILS

We understand the lease is for 99 years from March 1988. We have been advised by the vendor that service charges are £130.04 per month (this charge includes cleaning of the communal areas, heating and lighting of communal areas, maintenance of the common areas of the building and the gardens, maintenance and servicing of the lift and a proportion of the building insurance, and payment for the warden's assistance.) The lease, maintenance and service charges are provided by Hyde Housing who run the block of flats.

The above information should be checked by your legal representative before proceeding.

When a flat is sold the vendor must pay ½ % of the sale price for each year of occupation to Hyde Housing.

NOTE

The purchase of these flats is restricted to people aged in excess of 55 years.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Council Tax Band

A

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com

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