



Leasehold

£119,995

Ripley House
First Floor Flat
8 Castle Avenue
Dover
Kent
CT16 1HA

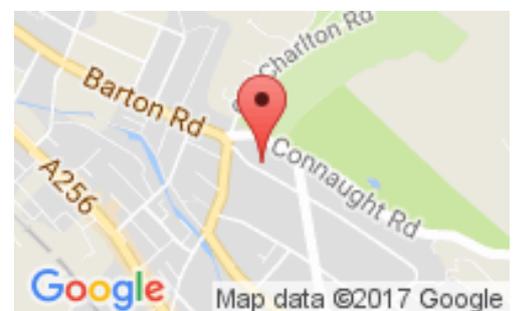
Ideal first time buy or an buy to let investment. This first floor flat in the sought after location of Castle Avenue. This spacious flat offers a double bedroom, cot room or office, large lounge/diner, kitchen, bathroom and separate WC.

Local Information

Located 0.5 from the centre of Dover.

Nearest primary school:
Charlton Primary School
0.1 miles

Nearest secondary school:
Dover Grammar School for Girls
0 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 property is situated in sought-after Castle Avenue, only a short distance from Dover town and Dover Priory train station, with the fast link train to St Pancras in just 1 hour and 10 minutes. There are a range of primary and secondary schools nearby, including the Dover Boys' and Girls' Grammar Schools. There are a good selection of shops along with excellent access routes to the A2/M2 and the A20/M20.

This spacious first floor flat offers a double bedroom, cot room or office, large lounge/diner, kitchen, bathroom and separate WC. Further benefits include double glazing and gas central heating.

An early viewing is highly recommended on this chain free property

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

Entrance Hallway

Front door from communal hall to entrance hall with telephone entry system. Doors to kitchen, lounge/diner and WC.

WC

Low level WC. Hand wash basin. Radiator. Storage cupboard. Frosted window to side.

Kitchen 10'3 x 8'7

Fitted out with a modern range of worktop base and wall units. Single bowl sink with splash back tiling around. Space for cooker, washing machine and fridge/freezer. Radiator. Double glazed window to rear.

Lounge/Diner 18'10 x 13'4

Double glazed window to rear. Fireplace. Radiator. Door into Inner hallway.

Inner Hallway

Fitted wardrobes. Doors to bedroom and cot room/study.

Bedroom 13'5 x 11'9

Double glazed window to front. Radiator. Fireplace. Frosted window to rear. Steps down to bathroom.

Bathroom

Panelled bath with shower over. Low level WC. Hand wash basin. Radiator. Frosted double glazed window to front. Wall mounted boiler.

Cot Room/Study 7'8 x 5'6

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Frosted window to front.

Lease

The vendor has advised that there is a lease of 125 years from 24th June 1982, 90 years remaining. The service charges for maintenance and insurance are £540.00 per year. A reserve fund of £720.00 per year. Ground rent is £25.00 per year.

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

Energy Performance Certificate - D (67)

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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