



## Leasehold

**£96,500**

Flat 9A The Old Flour Mill  
London Road  
Dover  
Kent  
CT17 0TX

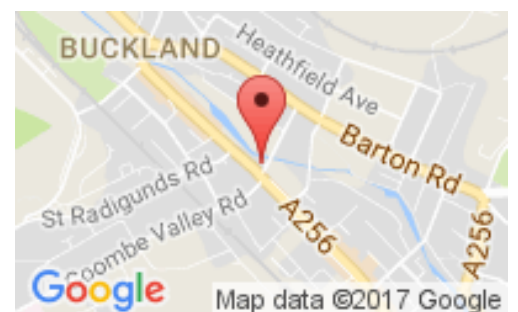
**CHAIN FREE!! LOOKING FOR A BUY TO LET OR FIRST TIME BUY!!** This 1 bedroom flat in this converted old flour mill, maybe the property for you. Call for details or to arrange a viewing

### 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

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This converted old flour mill sits on the popular London Road area of town. Situated 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. With a good range of local shops within walking distance. Excellent access routes to the A2/M2 and the A20/M20.

This first floor flat would make an ideal first time buy or investment. With open plan lounge/kitchen area, bedroom and bathroom. Further benefits include central heating and communal parking area which is on a first come first served basis.

An early viewing is highly recommended on this chain free property.

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

Stairs via communal area to first floor with front door to Flat 9A

Entrance Hall

Storage cupboard. Radiator. Telephone entry. Doors to Bedroom, Bathroom and Lounge/Kitchen.

Lounge/Kitchen 15'6 x 12'

Lounge Area - Window to rear and radiator. Open to Kitchen

Kitchen Area - Fitted out with a range of work top base and wall units. Integrated oven, hob and extractor over. Integrated washing machine and space for fridge/freezer. Single bowl sink with splash back tiling. Window to rear.

Bedroom 12'1 x 9'3

Window to rear. Radiator.

Bathroom 9'6 x 5'7

Panelled bath with shower attachment over and splash back tiling. Low level WC and wash basin. Radiator. Cupboard with water tank.

### NOTES

There is a residents parking area but it is on a first come first served basis.

The vendor has advised that there is a lease of 99 years from 1st January 2004 so 86 years remaining. The annual service charge for the current year is £657.80, annual ground rent of £100 and annual buildings

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insurance of £167.73.

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

Energy Performance Certificate - C (75).

**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](http://www.tersons.com)

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