



Leasehold

£125,000

23
Tallis Court
Auden Way
Dover
Kent
CT17 0WN

STRUGGLING TO GET ON THE HOUSING LADDER ? Ideal first time buy or investment. The property benefits from 2 double bedrooms, lounge/diner, modern kitchen, bathroom, loft access for additional storage and allocated parking. Further benefits include double glazing & central heating.

Local Information

Located 0.5 from the centre of Dover.

Nearest primary school:
Priory Fields School
0.1 miles

Nearest secondary school:
Dover Grammar School for Boys
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

These properties were built in 2007 and are situated close to the town centre, and only a short walk away is the main-line railway station at Priory with the fast-link train to St Pancras in 1 hour 10 minutes. There are excellent access routes to the A2/M2 to London, and within the area is a good range of shops and primary, secondary and grammar schools.

The property benefits from 2 double bedrooms, lounge/diner, modern kitchen, bathroom, loft access for additional storage and allocated parking. Further benefits include double glazing & central heating.

An early viewing is highly recommended on this property.

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

Entrance Hall

Front door from communal hall to entrance hall with telephone entry system. Storage cupboard housing the boiler with electric consumer box and Space for washing machine. Radiator. Loft access with storage space. Telephone entry system. Doors to:-

Lounge/Diner 16'2 x 11'2

Double glazed patio doors opening to the rear with Juliet balcony. Radiator. Opening to:-

Kitchen 15'4 x 6'4

Fitted out with a modern range of worktop base and wall units. Integrated oven with hob and extractor hood over. Double bowl sink with splash back tiling around. Space for dishwasher and fridge/freezer. Radiator.

Bedroom 1 16'2 narrowing to 12'4 x 8'7

Double glazed window to side and rear. Radiator.

Bedroom 2 12'4 x 7'9

Double glazed window to rear. Radiator.

Bathroom

Panelled bath with shower attachment over with splashback tiling around. Corner sink. Heated towel rail. Low level WC.

Outside

Allocated parking space.

The property is to be sold with the remainder of a 99 year lease as from 2007.

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There are 2 options to purchase:-

(1) A potential purchases 100% outright.

(2) It is available on a Shared Ownership Basis. Initially you can purchase a minimum share at 50% of the value of the property (£62,500) purchased. Buyers can staircase and purchase up to a full 100% ownership in future.

Cash/mortgage will be required for the 50% purchase amount, and the rent will be payable on the remaining amount.

The owner has advised that the current monthly rent is £182.20. Which is reviewed annually and increased on the previous September RPI plus 0.5%.

There is a service charge payable is £74.87 Per month.

To be eligible for this property via the Shared Ownership Basis, applicants will initially have to be qualified by BPHA Housing Group, and this can be achieved by registering at www.helptobuyese.org.uk.

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

Energy Performance Certificate - B (81)

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

B

Viewing

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Strictly by arrangement with the agents, Tersons 01304 246111
www.tersons.com

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