



Leasehold

£96,950

First Floor Flat
13 Victoria Park
Dover
Kent
CT16 1QS

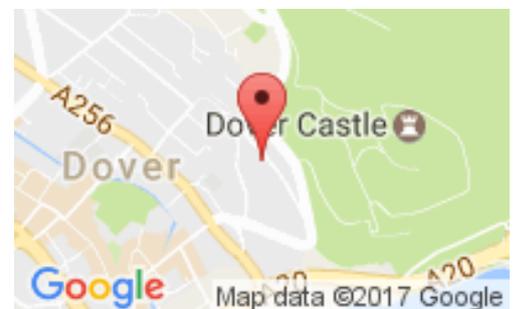
FANTASTIC INVESTMENT OPPORTUNITY !!! A Spacious 2 Double Bedroom flat with tenant in situ paying rent of £5400 PA. This flat is set close to the town centre and mainline railway station. Call for more details or to arrange a viewing.

Local Information

Located 0.3 from the centre of Dover.

Nearest primary school:
St Mary's Church of England
Primary School
0.1 miles

Nearest secondary school:
Dover Grammar School for Girls
0.6 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

Situated in this listed building, this first floor flat is within walking distance of the town centre, sea-front, and the main-line railway station at Priory which has the fast-link train to London St Pancras in 1 hour 10 minutes. There are excellent access routes to the A2 and the M20 to London.

This spacious first floor flat offers 2 double bedrooms, large lounge/diner, kitchen and bathroom/utility area.

Further benefits include gas central heating.

The property is being sold with tenants in situ paying a monthly rent of £450.00.

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

FIRST FLOOR

Front door opening to Entrance Hall

Entrance Hall

Doors to Lounge/Diner, Bedrooms and Kitchen

Lounge/Diner 18'11 x 17'6

2 Windows to rear with views over Dover and towards the Sea Front. Radiator. Door to Utility Area/Bathroom

Kitchen 13'2 x 5'1

Fitted out with a range of worktop base and wall units. Single bowl sink. Space for cooker & washing machine. Window to front.

Bedroom 1 18'10 x 15'6

2 x Windows to rear with views over Dover. Radiator. Fireplace.

Bedroom 2 17'6 x 9'10 Max

Window to front. Radiator.

Utility Area

Space for storage and wash machine. Door to Bathroom.

Bathroom

Panelled bath, Low level WC and wash basin. Radiator. Window to front.

Lease

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The vendor has advised that there is a lease of 125 years from 1st January 2007. The service charges for maintenance and insurance are TBC. Ground rent is £350 per annum for the first 25 years, rising to £500 per annum for the next 25 years and then £750.00 for the remaining term.

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

Council Tax Band B

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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