



## Leasehold

**£34,500**

1 Tallis Court  
Auden Way  
Dover  
Kent  
CT17 0WN

STRUGGLING TO GET ON THE HOUSING LADDER ? TRIED SHARED OWNERSHIP!! Ideal first time buy. The property benefits from 2 double bedrooms, lounge/diner, modern kitchen, bathroom and allocated parking. Further benefits include double glazing and central heating.Call to view!!

### 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

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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.

This spacious ground floor flat benefits from 2 double bedrooms, lounge/diner, modern kitchen and bathroom. There is gas central heating, double glazing and an allocated parking space. An early viewing is highly recommended on this chain free property.

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

### Entrance Hall

Front door from communal hall to entrance hall. Telephone entry system. Radiator. Storage cupboard housing electric consumer box and boiler.

### Lounge/Diner 16'3 x 11'

Patio doors to front. 2 x radiator. Opening to kitchen.

### Kitchen 15'4 x 6'3

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

### Bedroom 1 16' max narrowing to 12'3

Double glazed window to front. Radiator.

### Bedroom 2 12'4 x 7'8

Double glazed window to front. Radiator.

### Bathroom

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

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## Outside

Allocated parking space.

## Notes

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

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 30% of the value of the property (£34,500) purchased. Buyers can staircase and purchase up to a full 100% ownership in future.

Cash/mortgage will be required for the 30% purchase amount, and the rent will be payable on the remaining amount.

The owner has advised that the current monthly rent is £261.61.

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](http://www.helptobuyese.org.uk)

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

## Energy Performance Certificate - C (80)

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Council Tax Band  
B

Viewing  
Strictly by arrangement with the agents, Tersons 01304 246111

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

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