



## Leasehold

**£99,995**

10 George Street  
Dover  
Kent  
CT17 0EG

**CHAIN FREE!!! A GREAT FIRST TIME BUY OR INVESTMENT PROPERTY.** A 2 bedroom first floor flat set close to town. Lounge/diner, kitchen and bathroom. Benefits from double glazing, gas central heating and ground floor store room.

### Local Information

Located 0.6 from the centre of Dover.

Nearest primary school:  
Barton Junior School  
0.2 miles

Nearest secondary school:  
Dover Grammar School for Girls  
0.3 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 first floor flat is situated close to Dover town with all the usual amenities. Within walking distance there are a good range of primary and secondary schools, including the Girls and Boys Grammar Schools. Dover Priory main line railway station, with its fast link train to London St Pancras in 1 hour 10 minutes, is also a short drive away. There are excellent access routes to the A2/M2 and the M20 via the Alkham Valley.

The flat offers 2 bedrooms, lounge/diner, kitchen and bathroom. Further benefits include double glazing, gas central heating and ground floor store room. An early viewing is highly recommended on this chain free property.

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

Front door to Entrance Hall

Entrance Hall  
Radiator. Storage cupboard with electric meters. Radiator. Telephone entry. Doors to Bedrooms, Bathroom and Lounge/Diner.

Lounge/Diner 15'7 x 12'4  
Double glazed window to front with views over the town. Radiator, Electric heater. Door to Kitchen.

Kitchen 10'3 x 6'6  
Fitted out with a range of worktop base and wall units. Space for cooker and fridge/freezer. Wall mounted boiler. Airing cupboard. Double glazed window to rear.

Bedroom 1 12'1 x 10'7  
Double glazed window to front with secondary window over. Radiator. Electric heater.

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Bedroom 2 10'6 x 7'1 + Cupboard

Double glazed window to rear. Radiator. Storage cupboard.

Bathroom

Panelled bath. Low level WC and wash basin. Radiator. Storage cupboard. Frosted double glazed window to rear.

OUTSIDE

Ground floor store room. Communal garden and washing line area.

Energy Performance Certificate - C (73)

LEASE DETAILS

The vendor has advised that there is a lease which expires in 2108. There are annual service charges of £500 per year which includes communal cleaning, buildings insurance and ground rent.

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

Council Tax Band A

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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