



Leasehold

£175,000

7 Foreland Court
Lighthouse Road
St Margarets
Dover
Kent
CT15 6JA

CHAIN FREE!! LOOKING FOR A GROUND FLOOR FLAT WITH GARAGE & GARDEN?? This ground floor flat is set in this popular village and offers 2 double bedrooms, lounge/diner, kitchen and shower room. Further benefits include gch,dg, garage, garden and a share of the freehold. An early viewing is highly recommended

Local Information

Located 3.3 from the centre of Dover.

Nearest primary school:
Kingsdown And Ringwold C of E Primary School
2.6 miles

Nearest secondary school:
St Edmund's Catholic School
3.2 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

St Margarets Bay and St Margarets at Cliff are a charming village and has several shops, a 12th century parish church, primary school, village hall, Post Office/general store, and a number of public houses offering good home cooked food. The rural scenery makes this the perfect place to enjoy relaxing walks. Within easy reach of Kent's nearby towns is Dover and Deal. St Margaret's Bay offers the opportunity of seaside activities.

This ground floor flat makes an ideal first time buy, investment or to downsize too if you don't want stairs. There are two double bedrooms, lounge/diner, kitchen and shower room. Further benefits include double glazing, gas central heating and rear courtyard garden accessed from the lounge.

The property comes with garage No 7, but there is also the opportunity of buying a second garage No 22 at £15,000. There is parking to rear but not allocated.

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

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

Front door opening to Entrance Hall

Entrance Hall

2 Storage cupboards. Radiator. Doors to all rooms.

Lounge/Diner 15'4 x 10'11 (4.67m x 3.33m)

Double glazed sliding patio doors opening to rear garden. Radiator.

Kitchen 11'1 x 6'10 (3.38m x 2.08m)

Fitted out with a range of worktop base and wall units. 1 ½ bowl sink with splash back tiling around.

Integrated oven, hob and extractor hood over. Space for washing machine, fridge and freezer. Wall mounted boiler. Double glazed window to rear and side.

Bedroom 1 14' x 9'8 (4.27m x 2.95m)

Double glazed window to front. Radiator. Built in wardrobes.

Bedroom 2 10'11 x 8'3 (3.33m x 2.51m)

Double glazed window to front. Radiator.

Shower Room

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Corner shower unit. Low level WC and wash basin with cupboard under. Radiator. Frosted double glazed window to side. Fully tiled.

OUTSIDE

Rear Garden - Laid to patio tiles. Borders around with plants and shrubs. Tap. Off road parking to rear, but this is on a first come first served basis.

Garage - 16'9 x 8'6 Up and over door.

Please note there is the potential to buy a second garage No 22 for £15,000.

LEASE DETAILS

The vendor has advised that the flat and garage No 7 comes with a lease of 999 years from 1973 thus leaving 955 years. There is a service charge for the current year of £325.00 and an extra payment per year of £100.00 towards any future works.

The property comes with a share of the freehold.

If garage No 22 is also purchased this has an annual charge of £50.00 and has a lease of 960 years remaining.

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

Energy Performance Certificate - D (63)

Council Tax - 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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