



Leasehold

£130,000

21 Pencester Court
Stembrook
Dover
Kent
CT16 1PG

LOOKING FOR AN INVESTMENT OR A FIRST TIME BUY!!!

This chain free spacious 2nd floor flat offers 3 double bedrooms, lounge/diner, kitchen, bathroom and separate WC. Further benefits include gas central heating and double glazing. To the outside is a storage cupboard and parking.

Local Information

Located 0.1 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 the centre of Dover town, close to the seafront and ferry terminal, this flat is within very close walking distance of the main shopping parade, and overlooks Pencester Gardens. Also within walking distance is Priory main-line railway station with the fast link train to London St Pancras in just over 1 hour 10 minutes. There are good access routes to the A20/M20 to Ashford and London.

This 2nd floor flat offers great space with 3 double bedrooms, and lounge with balcony. The kitchen and bathroom are both modern and further benefits include double glazing and gas central heating.

To the outside there is a store room and residents parking.

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 leading to entrance hall. Radiator. Two storage cupboards one containing electric meter. Doors to all rooms.

Lounge/Diner 14'3 x 9'10

Double glazed patio doors opening to balcony. Radiator. Wall mounted electric heater. Door to Bedroom 3.

Kitchen 10' x 6'4

Fitted out with a modern range of worktop base and wall units with marble effect worktop. Space for cooker, washing machine and integrated fridge. Sink with splash back tiling around. Radiator. Double glazed window to rear. Two storage cupboards. One containing gas and water meter and space for freezer. Second storage with wall mounted boiler.

Bedroom 1 14'1 x 10'1

Double glazed window to front. Radiator. 2 built in cupboards.

Bedroom 2 14'2 x 8'5

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

Dining Room/Bedroom 3 10'1 x 8'10

Double glazed window to rear. Radiator.

Bathroom

Panelled bath with shower attachment over. Sink unit with cupboard under, Radiator. Frosted double glazed

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.



window to rear.

WC

Low level WC and frosted double glazed window to rear.

Outside

Residents parking to rear. Please note this is not allocated and space is on a first come basis. Store cupboard No 21.

LEASE

The vendor has advised that there is a lease that expires in November 2107. The ground rent is £10.00 per annum. Service charges are £685.54.

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

Energy Performance Certificate - C (76)

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.

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.

Council Tax Band

B

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com

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.