



Leasehold

£169,995

26 Beaconsfield Road
Dover
Kent
CT16 2LL

CHAIN FREE!! AN IMMACULATE LUXURY 2 DOUBLE BEDROOM 1ST FLOOR APARTMENT!!. Great size bedrooms, with en-suite to master bedroom, open plan living with modern kitchen and bathroom. Secure allocated parking space. Must be viewed!!!

Local Information

Located 0.5 from the centre of Dover.

Nearest primary school:
Charlton Primary School
0.2 miles

Nearest secondary school:
Dover Grammar School for Girls
0.1 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

This property is situated in the popular Charlton area of Dover, just a short way from the town centre. Within the local area is a good range of shops including Morrisons and Asda within walking distance. There is also a good selection of primary and secondary schools closeby, including both boys and girls grammar schools. From Dover there are excellent access routes to the A2/M2 and the M20. Also closeby is the mainline railway station at Priory with the fast-link train to St Pancras in just 1 hour 10 minutes.

An immaculate 2 double bedroom 1st floor apartment set close to town. The master bedroom is a great size and benefits from an ensuite shower room. With open plan living with modern kitchen and bathroom. Further benefits include 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):-

Front door opening to Entrance Hall

Entrance Hall
Radiator. Telephone entry system. Wall mounted electric consumer box & alarm panel. Doors to all rooms.

Kitchen

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12'1 x 7'9 (3.68m x 2.36m)

Fitted with a modern range of worktop base and wall units. Integrated dishwasher, double oven, gas hob with extractor hood over. Space for washing machine and fridge/freezer. 1 ½ bowl sink with splash back tiling around. Cupboard containing boiler. Radiator. Double glazed window to front. Opening to Lounge/Diner.

Lounge/Diner

15'10 x 13'1 (4.83m x 3.99m)

Double glazed window to front & side. Door opening to Juliette balcony to side with views of the river. Radiator x 2.

Bedroom 1

19' x 10'11 (5.79m x 3.33m)

Double glazed window to rear. Radiator x 2. Door to en-suite shower room.

En-Suite

6'10 x 6'10 (2.08m x 2.08m)

Corner shower cubicle. Low level WC and wash basin. Radiator. Frosted double glazed window to front.

Bedroom 2

13'9 x 10'8 (4.19m x 3.25m)

Radiator. Double glazed window to front.

Bathroom

8'6 x 6'5 (2.59m x 1.96m)

Panelled bath with shower attachment over and splash back tiling around. Separate shower cubicle. Low level WC and wash basin. Radiator. Frosted double glazed window to front.

LEASE DETAILS

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The vendor has advised that there is a lease of 999 years starting from 2006. The service charge for the current year is £924.89 and this is paid half yearly. The buildings insurance is £122.81 per annum.

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

Energy Performance Certificate - B (82)

OUTSIDE

Accessed from Granville Street with electric gates opening to parking area - space No 26. Communal garden area.

Council Tax Band B

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111
www.tersons.com

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