



## 1 bed apartment to buy in CT17

Folkestone Road, Dover, Kent, CT17 9SP

**£47,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Garden
- ✓ Double Glazing
- ✓ Parking
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000

A large one bedroom basement flat with garden & Parking

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

This flat is an ideal investment to let or as a first time buy.

From the doorway you enter into the hallway off of which is the large living room to the front of the property, with a large double bedroom to the rear.

The kitchen and bathroom are also to the rear which both would benefit from modernisation.

To the rear is the garden that is exclusive to the property.

The area is convenient for Dover Town Centre with its selection of shopping, educational and recreational facilities along with the Docks and seafront. The property is also within walking distance of Dover Priory Station with its high speed links to London St Pancras.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 69

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £47,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

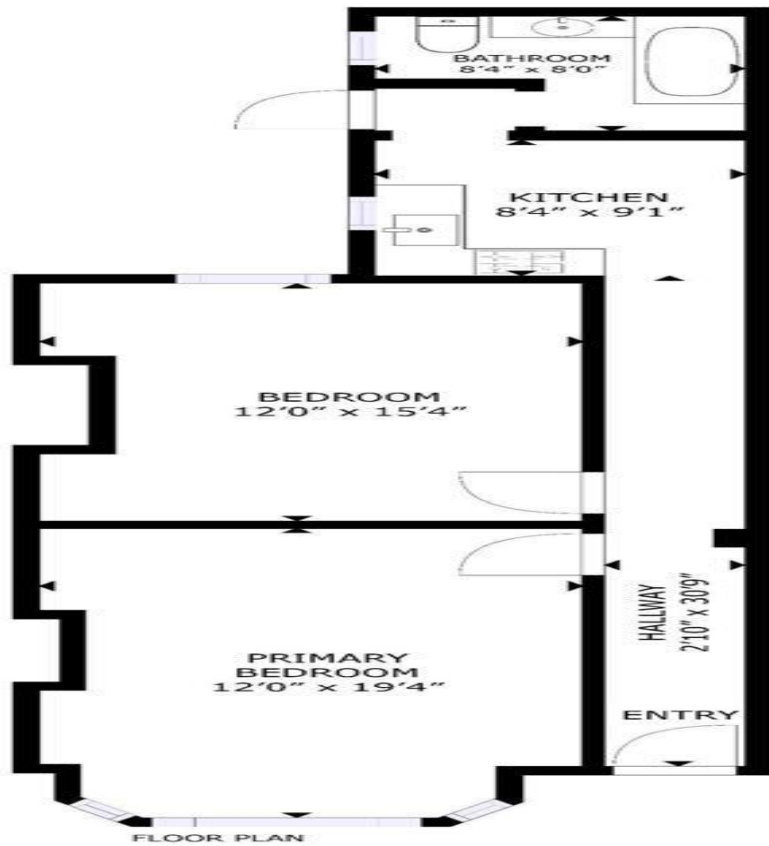
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



GROSS INTERNAL AREA  
FLOOR PLAN: 646 SQ. FT.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 73                         | 78        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
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