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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Good energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - lower running costs	D (55-65)
Below average energy efficiency - higher running costs	E (45-54)
Poor energy efficiency - higher running costs	F (21-30)
Very poor energy efficiency - higher running costs	G (1-20)

Energy Efficiency Rating: G



FLAT 2 CRABBLE HEIGHTS LONDON ROAD
DOVER

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FLAT 2 CRABBLE HEIGHTS LONDON ROAD
DOVER **£210,000**

- Beautifully Presented
- Immaculate Finish
- Stunning Views
- Ideal First-Time-Buy

ABOUT

GROUND FLOOR APARTMENT.

A high quality apartment with private parking and manicured communal gardens, in this outstanding development in River.

The wonderful property has been designed and built by a reputable builder and sits nicely back from the road with some fine hilly landscape views.

The accommodation comprises: Entrance hall, personal front door, hall, two bedrooms, master en suite, separate bathroom, reception area and a well appointed 'Paula Rosa' fully fitted kitchen as well as 8 year new build guarantee. Outside you will find a private patio seating area and communal gardens.

The property will surely attract a variety of purchasers, from the professional couple to the those requiring a second home.

Located in a proud position on the outskirts of River with great access to commuter roads and town centre.

LOCATION

River is a sought-after village situated between the historic town of Dover and the neighbouring village of Temple Ewell. In transport terms, River is well connected, being close to the A2 and A20 trunk routes having a railway station at Kearsney with direct services to London and only three miles from the Port of Dover. River has a strong identity and sense of place in Dover.

The village has a Primary school taking almost all of its intake from the village itself. Its population supports a wide variety of local interest groups such as drama, gardening and society activities. The village has a recreation park and nearby is a historic park with its lavish grounds at Kearsney Abbey and another two adjacent parks namely Russell Gardens and Bushy Ruff.

The village presently has three public houses, a green grocer, a Co-Op convenience store and still retains its Post Office which combines a pharmacy.

DESCRIPTION

Entrance

Kitchen/Lounge 10'4" x 20'9" (3.17 x 6.35)

Bedroom One 9'10" x 11'1" (3.00 x 3.40)

Ensuite 5'6" x 5'10" (1.68 x 1.78)

Bedroom Two 10'9" x 9'1" (3.30 x 2.77)

Bathroom 6'7" x 5'10" (2.03 x 1.80)

