

"...Ground floor apartment with sea views"



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**14 PRINCE
WILLIAM
COURT**



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14 Prince William Court, The Marina, Deal, Kent, CT14 6RU

A spacious ground floor apartment, situated directly on the seafront with uninterrupted views over the Channel.

Distances

- Sandwich 6 miles
- Dover 9 miles
- Canterbury 30 minutes
- London 82 minutes (By HST from Deal)
- Channel Tunnel 30 minutes

Summary

- Living/Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Private Terrace
- Garage



14 Prince William Court is a light and spacious ground floor apartment, situated directly on the seafront, with uninterrupted views over the Channel. Dating from the 1980's the property is well presented and in good decorative order throughout with a recently fitted kitchen and bathroom as well as benefitting from a secure garage at the rear of the building.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping complemented by an excellent selection of local shops and trades. In 2020 and again in 2021 The Sunday Times listed Deal in the top 3 places to live in the Southeast. Deal has frequent high-speed services to St Pancras and good access to the Channel Ports and Tunnel Terminal, Canterbury and the motorway network. A full range of private & state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities.

Accommodation comprising of:-

GROUND FLOOR

Front door opens to **Entrance Hall** Built-in storage cupboard, open plan **Living/ Dining Room** Sliding picture windows opening to raised terrace to the front of the building. Cupboard housing Vaillant wall mounted gas fired boiler, further full height cupboard currently housing tumble dryer. Glazed sliding doors open to

Kitchen Fitted in matching Shaker style units comprising:- 1½ bowl stainless steel single drainer sink set in full width return worktop with drawers and cupboards under and matching wall cupboards over. Integrated washing machine, integrated undercounter refrigerator and freezer, and 4-burner gas hob with extractor hood over and built-in electric oven under. **Bedroom 1** Double, rear. **Bedroom 2** Small double, rear. **Bathroom** Tiled floor, panelled bath with fully tiled walls with mixer taps and separate hand and drench shower over, pedestal wash basin, close coupled w.c.

OUTSIDE

To the front of the Living Room there is a raised **Terrace** overlooking the sea with wrought iron fence surround. To the rear of the property there is a single **Garage** (No. 18) en bloc with an up-and-over door as well as parking for a few cars on a first come first serve basis.





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GENERAL INFORMATION

Tenure: Leasehold 125 years from 1983 (approx. 86 years remaining), with a share of the freehold.

Service Charge: £100 a month

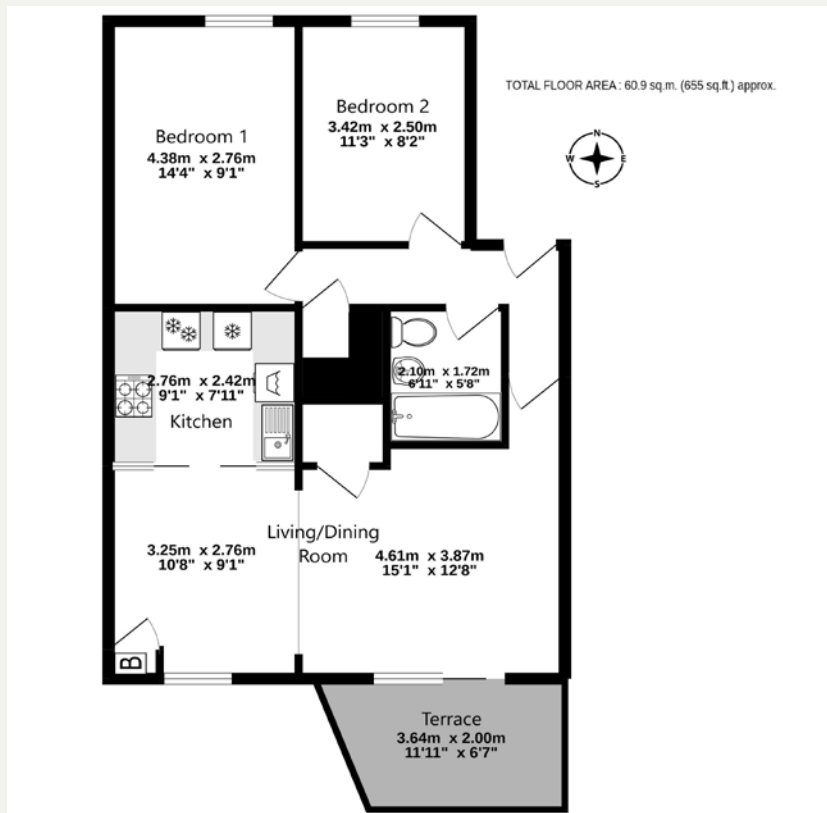
Services: All mains services connected.

Local Authority: Dover District Council Telephone 01304 821199. Email: customerservices@dover.gov.uk

Council Tax: Band C - £1,755.00 per annum 2021/22

Viewing: Strictly by appointment with the agents.

Maps & Plans: All maps and plans



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC

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Viewing **STRICTLY BY PRIOR APPOINTMENT WITH BRIGHT & BRIGHT ESTATE AGENTS**
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