



112 Dorman Avenue North, Aylesham

Guide Price £185,000



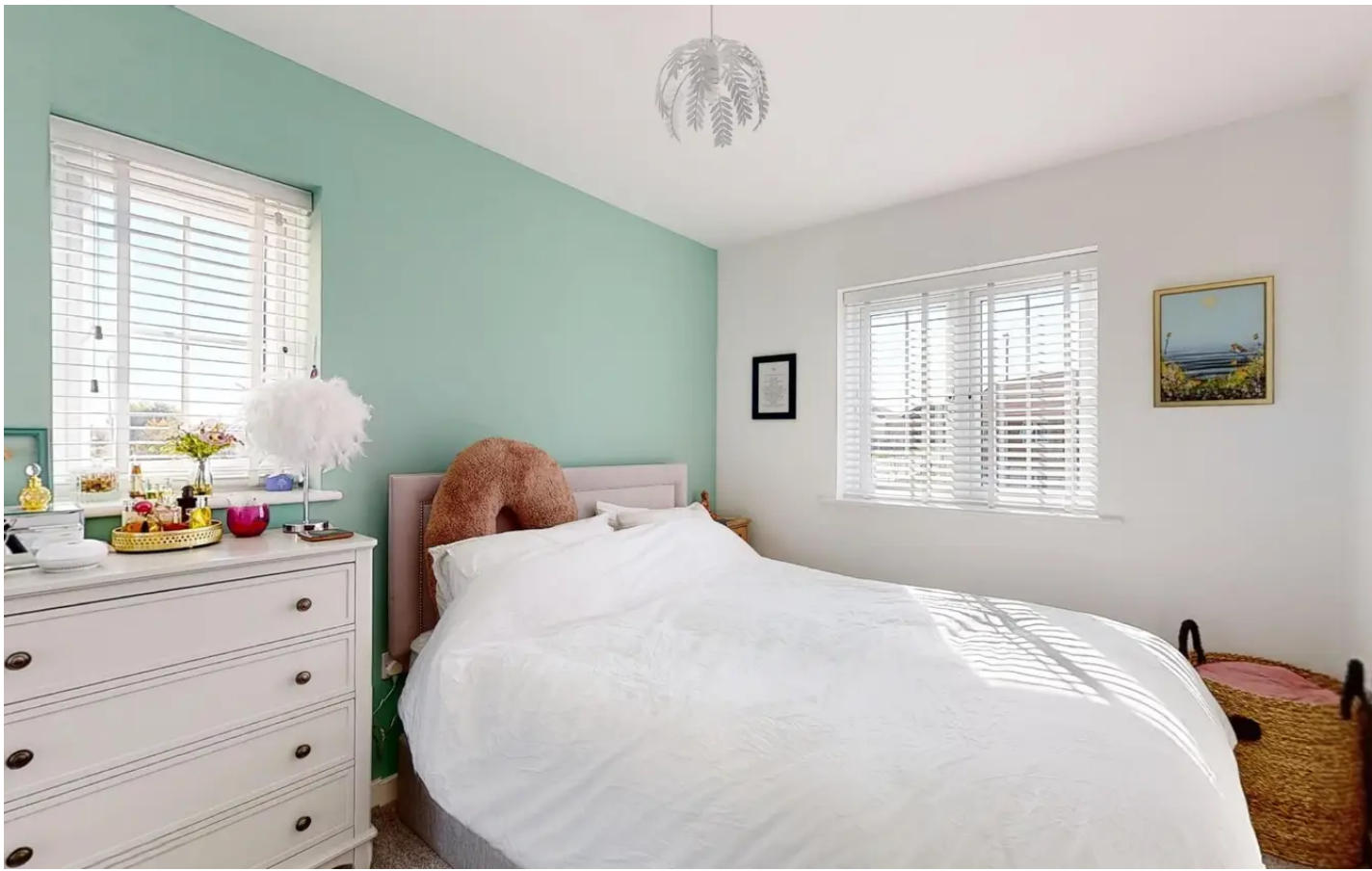
# 112 Dorman Avenue North

Aylesham, Canterbury

**\*\* GUIDE PRICE £185,000 – £200,000 \*\* \*WELL PRESENTED TWO BEDROOM FLAT!\* Miles and Barr are delighted to bring to the market this two bedroom first floor apartment with allocated parking situated in the village of Aylesham. The property is set within a short walk to the main village square offering a range of shops and amenities. The area is also popular as it is situated just a couple of minutes drive from the A2 which offers transport links to either Canterbury, Dover. The accommodation comprises the open plan living area with a fitted kitchen and spacious lounge. There are also two good sized bedrooms and a family bathroom featuring a bath with shower attachment, the master bedroom also benefits from a large walk in wardrobe. The property is stylish and well presented throughout making this a fantastic first first buy or investment opportunity. The property is within a ten minute walk to the main village square offering a range of shops and amenities. We feel this would make a fantastic first time buy or property to downsize in to. To arrange your viewing contact Miles and Barr today. MATERIAL INFORMATION Length of lease: 125 years from 01/01/2016 Annual ground rent amount: £250 Per Annum Ground rent review period: Yearly Annual service charge amount: £1,300 Per Annum Service charge review period: Yearly Council tax band : B\nProperty Overview -**

- Close To Shops
- Well Presented Throughout
- Short Walk To Village Square
- Popular Village
- Allocated parking
- First Floor Apartment
- Close To Transport Links





### Entrance

### Kitchen / Lounge / Diner

Dimensions: 6.32m x 3.38m (20'09 x 11'01).

### Bedroom One

Dimensions: 3.30m x 2.62m (10'10 x 8'07).

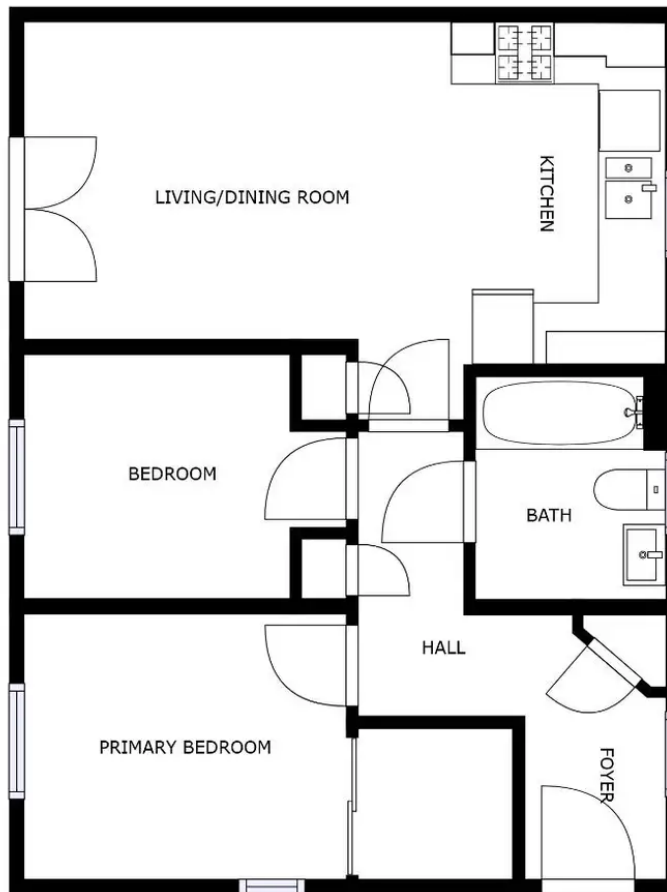
### Bedroom Two

Dimensions: 2.62m x 2.39m (8'07 x 7'10).

### Bathroom

Dimensions: 2.18m x 1.91m (7'02 x 6'03).





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 576 sq. ft  
 TOTAL: 576 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



## Miles and Barr

14 Lower Chantry Lane, Canterbury – CT1 1UF

01227 200 600

canterbury@milesandbarr.co.uk

<http://www.milesandbarr.co.uk/>

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)