

FOR SALE



Avenue Road, Dover

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £120,000

MARTIN&CO



Avenue Road, Dover

1 Bedroom, 1 Bathroom

Asking Price Of £120,000

- One bedroom
- Own front door
- Patio garden
- Excellent condition
- Central heating



MARTIN&CO are delighted to offer this stunning ONE BEDROOM property to the market. Recently renovated and finished to an exceptionally high standard with no onward chain.

The property comprises of a spacious lounge with large bay window to the front flooding the room with natural light. Through to the fully fitted kitchen which feature modern gloss units and oven/hob. Through to the large bedroom with direct access to the stunning bathroom with floor to ceiling tiling , white suite and shower over bath. The bedroom also has direct access to the private courtyard garden. .

The whole property has recently been developed and is of an exceptional standard throughout with modern décor and period detailing throughout.

PRIVATE FRONT DOOR

LOUNGE 15' 6" x 12' 7" (4.72m x 3.84m)

KITCHEN 15' 1" x 5' 0" (4.6m x 1.52m)

BEDROOM 13' 9" x 10' 1" (4.19m x 3.07m)

BATHROOM 7' 10" x 7' 0" (2.39m x 2.13m)

PATIO GARDEN

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements have been taken using a sonic /



laser tape measure and therefore, may be subject to a small margin of error. All Measurements are Approximate. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.

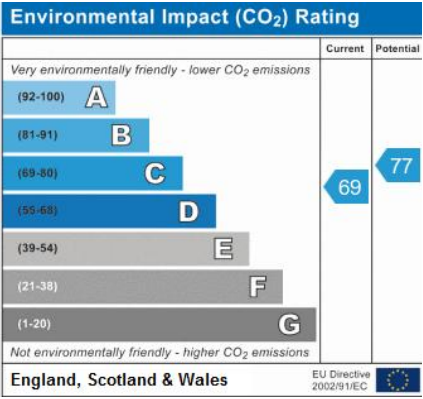
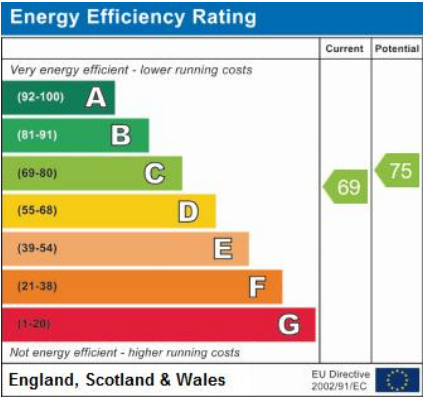
We have been informed by our Vendor that the service charge is 40% split per annum

Our team of highly qualified Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18

We have been informed by our Vendor that the ground rent is £0 per annum

We have been informed by our Vendor that the **THE PROPERTY** is share of freehold





Martin & Co Dover

1-2 King Street • Dover • CT16 1NW
T: 01304 213312 • E: dover@martinco.com

01304 213312
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

