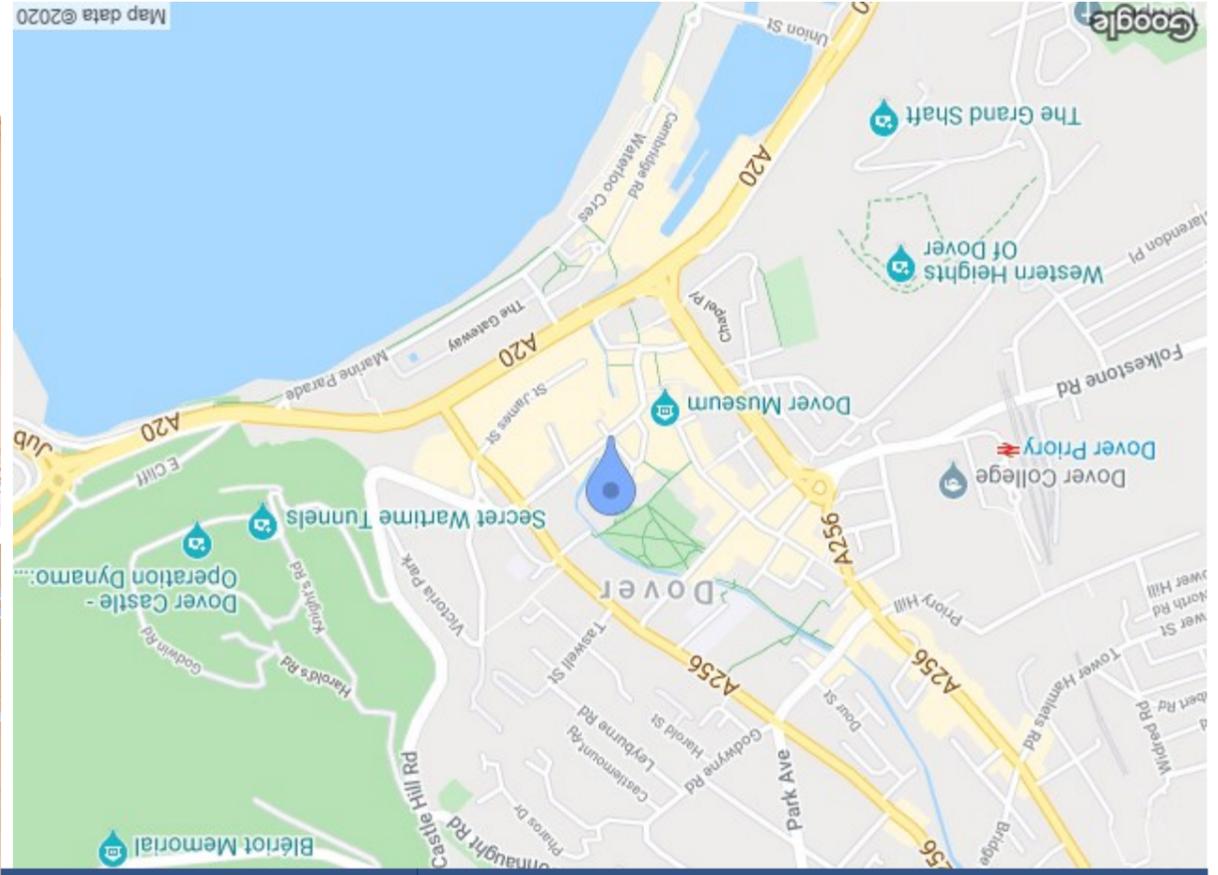
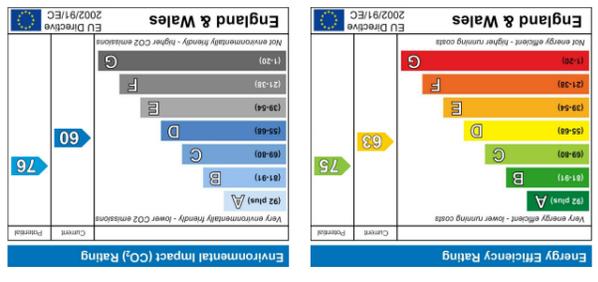


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



4 High Street, Dover, Kent, CT16 1DJ  
 01304 202111 e. dover@milesandbarr.co.uk



**13 CRAIGHTON HOUSE**  
**DOVER**



**13 CRAIGHTON HOUSE**  
**DOVER**

**£90,000**

- Lift service
- Front lounge with balcony
- Quality fitted kitchen with plenty of storage
- Well presented bathroom suite
- Generous size bedroom
- Sold with No Chain
- In sights of the castle
- On the edge of the market square
- Viewing is a must

## ABOUT

WITH LIFT SERVICE & NO CHAIN ! A superb balcony apartment, situated in the town centre, directly on the edge of the market square and in sights of Dover castle, which would surely suit a variety of purchasers. The property is presented in excellent condition with a great mix of living and bedroom space.

The welcoming communal hall leads into your private hall with doors leading into the principle rooms, including: A double bedroom to the front and a stylish bathroom suite, also from the the hall is a beautifully designed kitchen with a plenty of storage units. There is a separate lounge with dining area complete with the balcony. On a particular note; We have been informed by the current vendors that all furniture including white goods can stay within the price.

Overall the accommodation is bright and airy allowing for an abundance of natural light. An ideal starter, holiday home or investment.

## LOCATION

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

## DESCRIPTION

Entrance

Bathroom 21'11" x 18'8" (6.7 x 5.7)

Kitchen 28'10" x 29'6" (8.8 x 9)

Bedroom 33'1" x 34'5" (10.10 x 10.5)

Lounge 18'8" x 51'2" (5.7 x 15.6)

