

FOR SALE



Park Avenue, Dover

2 Bedrooms, 1 Bathroom, Purpose built flat

Asking Price Of £149,950

MARTIN&CO



Park Avenue, Dover

2 Bedrooms, 1 Bathroom

Asking Price Of £149,950

- Two bedrooms
- Stunning flat
- Balcony
- Allocated parking
- No chain



BOOK A LIVE VIRTUAL VIEWING FOR THIS PROPERTY - LIVE Online Viewings from anywhere and any device !

Offers in excess of £148000

A well proportioned second floor flat forming part of an individual apartment block that was sympathetically designed to blend with the surrounding period properties. This lovely flat has a private balcony leading off the bright and spacious lounge , a well fitted kitchen with built in appliances, a large main bedroom with built in wardrobes, a second bedroom with, again , built in wardrobes and a bathroom with natural light . All windows are double glazed and the electric central heating system is installed to maximise efficiency . Allocated parking is provided but you are also just a short stroll to Dover's Port, Castle and main shopping area .

COMMUNAL ENTRANCE HALL

STAIRS TO SECOND FLOOR

FRONT DOOR

ENTRANCE HALL 13' 7" x 4' 7" (4.14m x 1.4m)

LOUNGE/DINER 12' 8" x 10' 5" (3.86m x 3.18m)

BALCONY 6' 3" x 5' 0" (1.91m x 1.52m)

KITCHEN 8' 5" x 8' 0" (2.57m x 2.44m)

BEDROOM 13' 1" x 8' 7" (3.99m x 2.62m)

BEDROOM 10' 1" x 6' 8" (3.07m x 2.03m)

BATHROOM

We understand that there was a new heating system



installed in the flat approx. 1 year ago (we have not seen sight of any paperwork so this will have to be checked by your conveyancer)

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.

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 lease **FOR THE PROPERTY** has approximately 95 years remaining.

We have been informed by our Vendor that the ground rent is £100 per annum

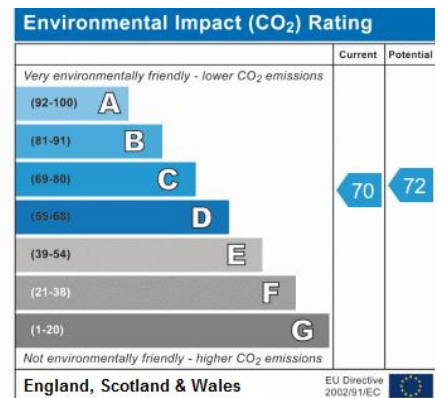
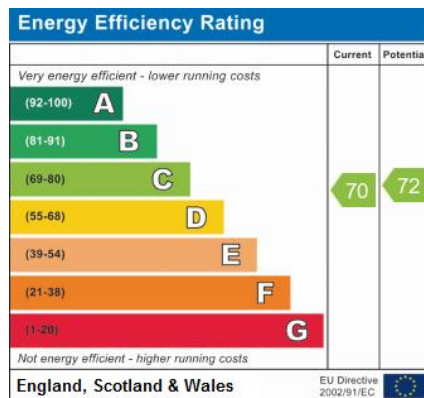
Intended Buyers will be asked to produce photographic ID as well as a recent proof of address and we would ask for your cooperation in order that there will be no delay in agreeing the sale (subject to contract)

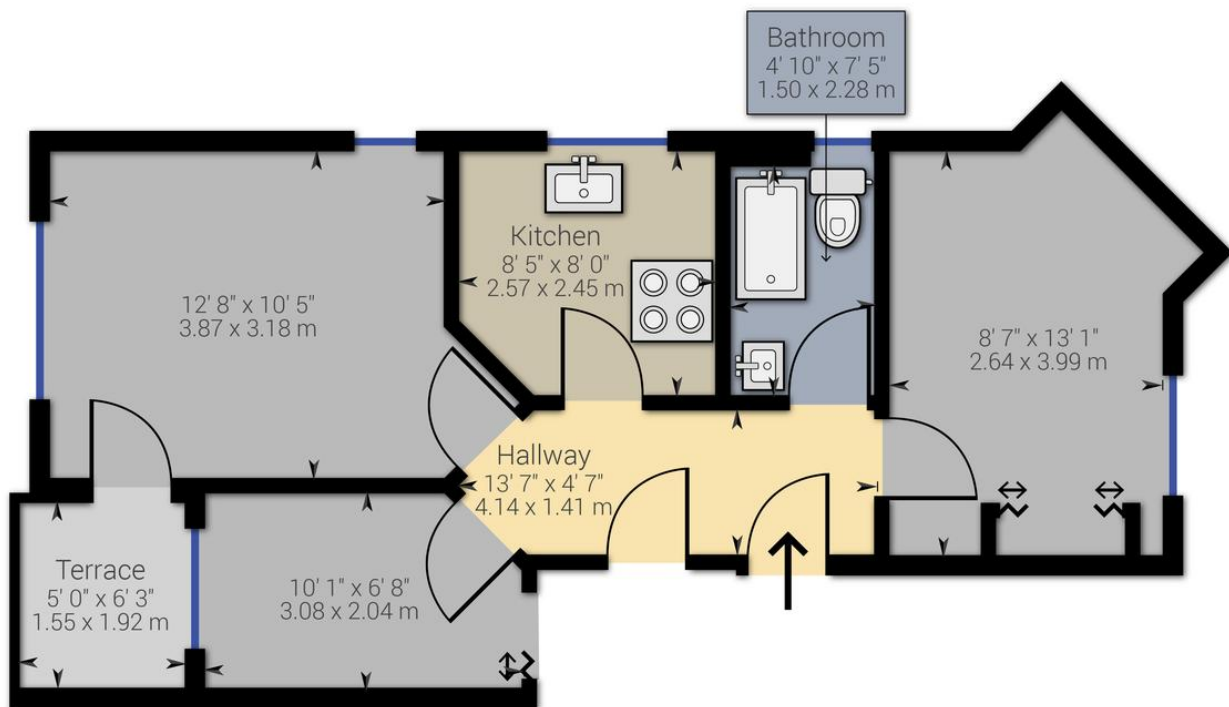
We have been informed by our Vendor that the service charge is £1032 per annum

We have made a virtual tour for this gorgeous home:



check out the stunning 270-megapixel resolution tour by clicking the link on this page!





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

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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.