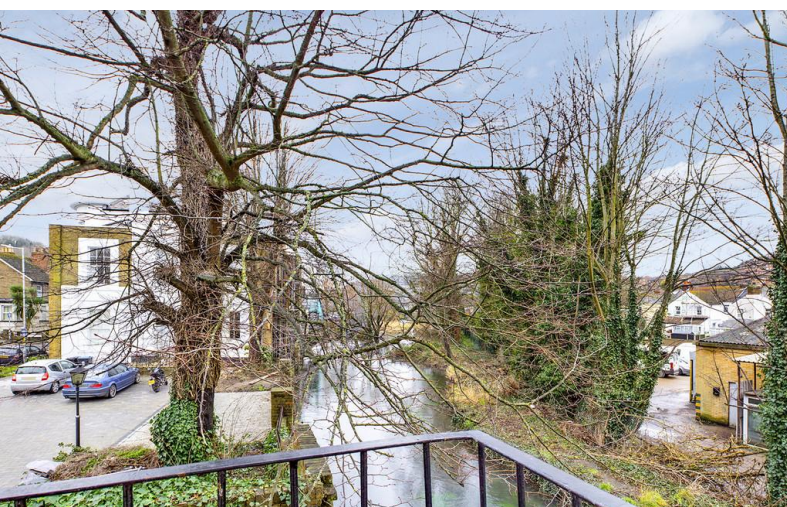


**FOR SALE**



## **The Timber Section , London Road, Dover**

**2 Bedrooms, 1 Bathroom, Converted Timber Mill**

**Asking Price Of £130,000**



## The Timber Section , London Road, Dover

2 Bedrooms, 1 Bathroom

Asking Price Of £130,000

- Two bedrooms
- Converted Mill
- Great investment opportunity
- First floor
- Entryphone system



BOOK A LIVE VIRTUAL VIEWING FOR THIS PROPERTY - LIVE Online Viewings from anywhere and any device MARTIN&CO are delighted to offer this SPACIOUS two bedroom apartment in the popular Flour Mill development in the Buckland area of Dover. This historic building is set along side a meandering river and as such is unique to this town. The spacious accommodation comprises of two DOUBLE bedrooms, a bright lounge leading onto a modern kitchen and a showerroom. This would make either a perfect Buy to let and as such has been let out by the current owner for a number of years or a great first buy

COMMUNAL ENTRANCE

FRONT DOOR

ENTRANCE HALL

LOUNGE/DINER/KITCHEN 20' 8" x 16' 9" (6.3m x 5.11m)

BEDROOM 11' 1" x 9' 7" (3.38m x 2.92m)

BEDROOM 13' 9" x 6' 4" (4.19m x 1.93m)

SHOWER ROOM 7' 0" x 6' 5" (2.13m x 1.96m)

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

We have been informed by our Vendor that the lease FOR THE PROPERTY has approximately 996 years remaining.

We have been informed by our Vendor that the service charge is £600 per annum

Intended Buyers will be asked to produce photographic



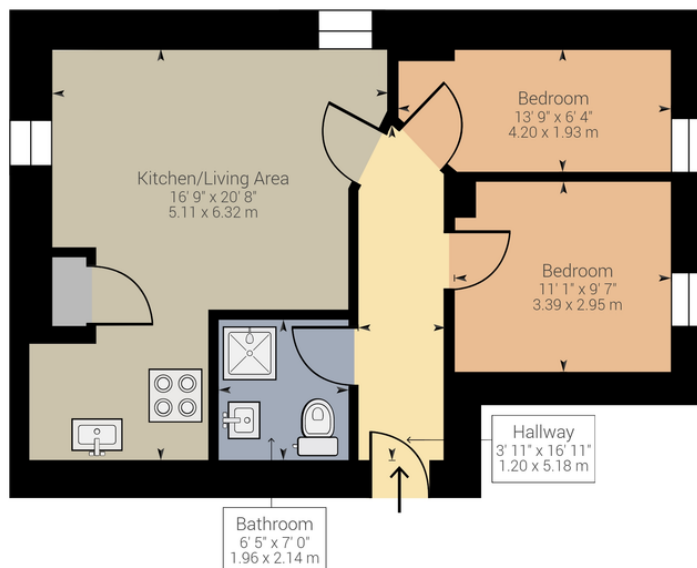
ID as well as a recent proof of address and we would ask for your cooperation in order that there will be no delay in agreeing the sale (subject to contract)

We have made a virtual tour for this gorgeous home: check out the stunning 270-megapixel resolution tour by clicking the link on this page!



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Approximate net internal area: 574.33 ft<sup>2</sup> / 53.36 m<sup>2</sup>

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

## Martin & Co Dover

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**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 mpart 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.