



Leasehold

£120,000

12 Park Avenue
Dover
Kent
CT16 1HE

PLEASE CALL THE OFFICE TO VIEW !!!

A luxury development of 11 apartments set in the popular Castle Ward area of Dover. These apartments are set to be finished to a high standard to include integrated appliances in the kitchen, en-suites to the master bedroom in the 2 bedroom apartments, lift access, secure gated parking cont....

Local Information

Located 0.4 from the centre of Dover.

Nearest primary school:
St Richard's Catholic Primary School
0.1 miles

Nearest secondary school:
Dover Grammar School for Girls
0.2 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

Property Details

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This prestigious development is set in Park Avenue in the popular and well regarded Castle Ward. From the apartments there are excellent access routes up to the A2/M2 to and also to the A20/M20. Within walking distance is the town centre with all the normal facilities, along with easy access to the mainline railway station at Dover Priory. From Dover Priory you can catch the fastlink train to St Pancras, London in just over an hour and ten minutes. This makes the commute to work in the city achievable.

Also within walking distance is the Dover Seafront and Esplanade which makes a great walk and leads up to the famous white cliffs of Dover. At the top of Park Avenue, is the pretty Connaught Park with the historic Dover Castle at the top of the hill.

For those people that like frequent trips to our neighbours in France then the Dover Port is a short drive away and only a drive of 15 minutes is the Eurotunnel terminal.

These apartments have been built to a high quality and a great deal of imagination has been used to design a very striking and imposing property. With a large glazed communal area which floods the hallways with light and gives great views across Dover.

Spread over 4 floors the apartments offer many advantages over many blocks of other apartments locally. Each apartment has its own secure ground floor storeroom which is ideal for those larger items like bikes and suitcases that you wouldn't necessarily want clogging up your living space. Just by the store rooms is a rear door which leads to the communal garden area which is laid to lawn with patio area.

Also accessed from the ground floor area is the lift which carries you gracefully to your floor, for those of you who are not keen on lifts then there is the staircase to the side.

There are 11 apartments within the development, on the ground floor there is a 2 bedroom apartment. On the first and second floors there are 2 x 2 bedroom and 2 x 1 bedroom apartments on each floor. On the top floor there are 2 x 2 bedroom penthouse apartments which offer roof terraces with views towards the Dover Castle. Please see attached document with floorplans.

Internally, the apartments offer open plan living/dining and kitchen areas (apart from No 1 which has a separate kitchen). The modern fitted kitchens will make cooking a pleasure with fully integrated appliances. The appliances include washer/dryers, fridge/freezer, dishwashers (in the 2 bedroom apartments only) and oven, hob and extractor hood.

Each of the two bedroom apartments offer en-suite shower rooms to the master bedrooms, there is also a

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larger separate bathroom

All bedrooms in the apartments will comfortably fit a double bed and wardrobes. Each bedroom has TV aerial points.

Further benefits to the apartments are double glazing, gas central heating and video entry phone system.

To the front area of the development there is allocated off road parking with all apartments having one allocated parking space. There will also be various visitor spaces. There are also three undercover car ports which will be allocated to apartments, one, ten and eleven. Access to the communal parking from the road will be controlled by remote control raised bollards.

The apartments will come with a new 125 years lease and the annual maintenance, buildings insurance and ground rent are to be confirmed.

Your legal representative should confirm all the legal issues before proceeding.

Please note the photos may not be off the property you are actually viewing.

COUNCIL TAX To Be confirmed.

VIEWING

Strictly by arrangement with the agents, Tersons 01304 246111 www.tersons.com

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