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4 High Street, Dover, Kent, CT16 1DJ

...valuing people, not just property

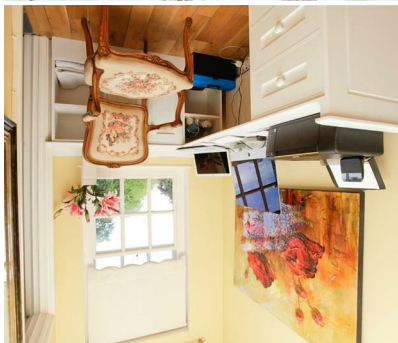


Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-69) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		48	51

While every attempt has been made to ensure the accuracy of the data contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown may not have been tested and no guarantee as to their operability or efficiency can be given.
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FLAT 8 WALDESHARE HOUSE, WALDESHARE



FLAT 8 WALDERSHARE HOUSE WALDERSHARE

£250,000

- Fine, elegant building
- Stunning grounds
- Grade I listed
- Period features
- Two bedrooms
- Double garage

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.

In 2018, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops will be opened at St James. There are nine secondary level schools, sixteen primary schools and two schools for special education as well as non-selective secondary schools including Astor College, St Edmund's Catholic School and Dover Christ Church Academy. Dover Grammar School for Boys and Dover Grammar School for Girls are the main grammar schools for the town.

ABOUT

Approached by a long private driveway, this two bed apartment forms part of a Queen Ann mansion constructed circa. 1710 which was formerly the home of the Earl of Guilford and is set in grounds of approximately 1,000 acres of open farmland and woodland. Converted into apartments in the late 1970's the main accommodation is approached from the communal entrance lobby and reception hall via a lift or stairs.

The fine entertaining property retains some fine period style features which one would expect and boasts: An entrance hall with oak wood flooring, spacious lounge/diner, one bathroom and a separate wetroom and a recently fitted kitchen with superb views across the surrounding Kentish countryside. Outside there are fine formal gardens being extremely well landscaped, laid to lawn with flower beds, ample parking and a double garage with inset power and light close by. A key is available for escorted viewings during normal office hours and must be viewed internally and externally to appreciate the accommodation and grounds on offer.

There is currently a tenant-in-situ with a tenancy agreement. The Vendor is happy to sell either to an investor during the tenancy or with vacant possession for completion in January.

DESCRIPTION

Entrance

Communal Hall

Entrance Hall 5'1" x 3'11" (1.55 x 1.19)

Lounge 18'6" x 17'3" (5.64 x 5.26)

Kitchen 6'9" x 18'5" (2.06 x 5.61)

Bathroom 5'7" x 7'8" (1.70 x 2.34)

Wet Room 4'3" x 4'9" (1.30 x 1.45)

Bedroom One 12'7" x 13'4" (3.84 x 4.06)

Bedroom Two 8'8" x 11'9" (2.64 x 3.58)

External

Double Garage

Grounds

