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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:



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...valuing people, not just property
miles & barr

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |
| Not energy efficient - higher running costs | | | |
| (1-20) | G | | |
| (21-30) | F | | |
| (31-50) | E | | |
| (51-60) | D | | |
| (61-80) | C | | |
| (81-93) | B | | |
| (93 plus) | A | | |
| Very energy efficient - lower running costs | | | |



LONDON ROAD, DOVER



LONDON ROAD
DOVER

OFFERS OVER £125,000

- INVESTMENT OPPORTUNITY
- Two Double Bedrooms
- Central Location
- Close To Local Shops
- High Ceilings
- Good Rental Opportunity
- Long Lease

ABOUT

CALLING ALL INVESTORS...

Miles and Barr are keen to offer this fantastic investment opportunity in the central Old Flour Mill benefitting from a very long lease!

On the first floor this property offers great potential with two great sized bedrooms, family bathroom and open plan living / kitchen area.

The property has been successfully let for several years now and offers a great return.

The flat offers parking on a first come, first serve basis.

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

FIRST FLOOR

Entrance Hallway

Bedroom One 10'10 x 7'10 (3.30m x 2.39m)

Bedroom Two 10'0 x 5'11 (3.05m x 1.80m)

Bathroom 6'8 x 6'11 (2.03m x 2.11m)

Lounge 16'0 x 12'11 (4.88m x 3.94m)

Kitchen 9'0 x 6'5 (2.74m x 1.96m)

