

CRABBLE HILL
DOVER

£249,995

- Waterwheel House
- 2 Bed Apartments
- Award Winning Developer
- Help to Buy Scheme Available
- Integrated Kitchen Appliances
- Brand New Homes
- River Views
- 10 Year Warranty
- Parking Included
- Available to Reserve Now!

ABOUT

*** JUST 3 REMAINING! ***

RESERVE NOW - Help to Buy Scheme Available.

Show Home Available to View Now.

*** 2022 INCENTIVES ***

£1000 towards legal fees.

1 years free membership to the on site Snap Fitness.

£250 voucher to spend in the on site Coop.

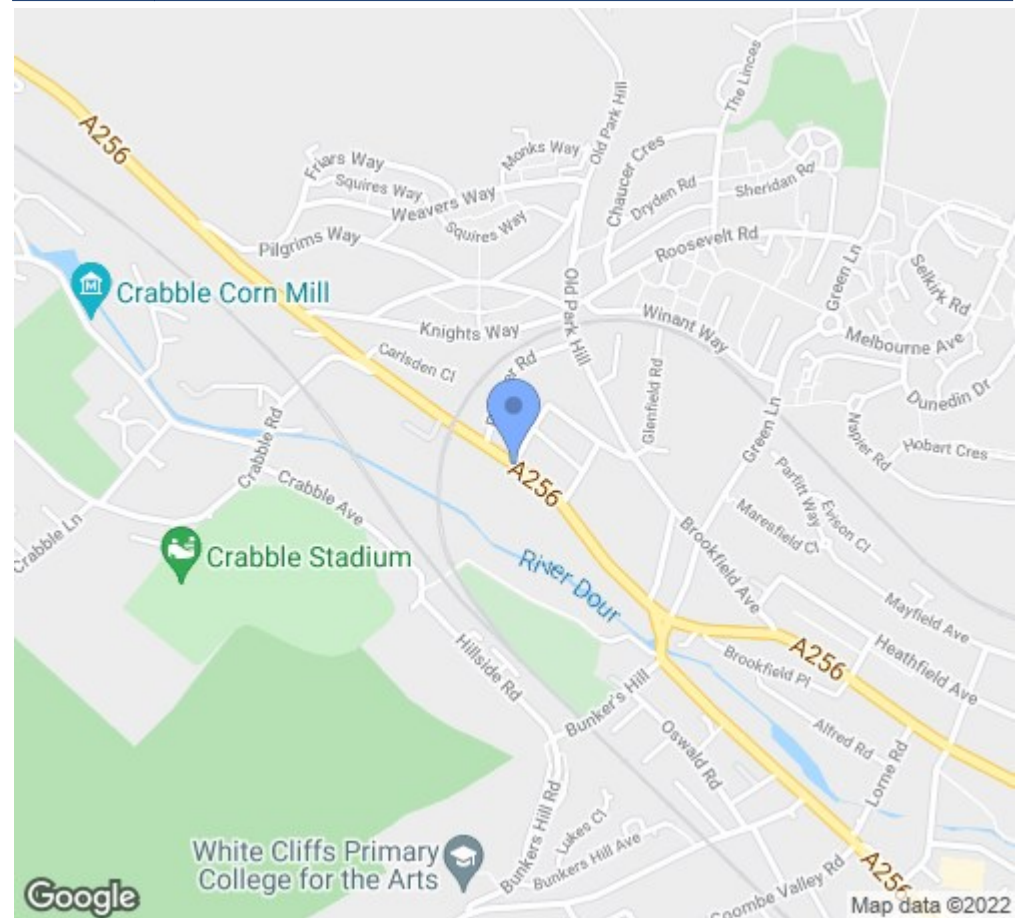
...Please note the above is available per apartment.

Waterwheel House abuts the stunning Clock Tower Lofts conversion and is set within the grounds of The Paper Mill with an enviable view overlooking the River Dour and a landscaped wet. land area. This exclusive collection of two bedroom properties benefiting from an open plan kitchen and lounge, main and ensuite bathrooms along with a private terrace. The apartments feature a bespoke specification providing a tranquil space, yet keeping pace with the cosmopolitan lifestyle on offer in Dover.

LOCATION

The development's location is on the historic site of the former Buckland Paper Mill that operated from the mid 18th Century up to its closing in the year 2000. The location provides an ideal backdrop which will see a landmark, award winning fully integrated mixed-use development that will be completed over 4 exciting phases with Clock Tower Lofts as the first phase of private housing. Ideally located on the London Road for easy local transport links into town or to the M20, A2/ M2 and the high speed train which operates between Dover and Kings Cross St. Pancras. The River Dour runs through the centre of the Paper Mill development benefiting all from the site's inner blissful tranquillity of proposed open landscaped spaces, pleasant river walks and cycle paths.

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Innovation House, Innovation Way Ramsgate Road, Sandwich, Kent, CT13 9FF

t. 01304 273340 e. landandnewhomes@milesandbarr.co.uk



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



Backed by



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: www.milesandbarr.co.uk/referral-fee-disclosure