



Flat 5, 1 Worthington Street, Dover.

£ 99,995



- Town centre location
- Close to Dover regeneration area
- Two double bedrooms
- Good sized lounge

- Views across to Dover castle
- Modern fitted kitchen
- Modern bathroom suite
- No forward chain

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

TOWN CENTRE FLAT, CLOSE TO TRAIN STATION, AMENITIES AND VIEWS OF THE CASTLE. Xpert Agents are pleased to offer this Two bedroom third floor flat in the town centre and close to the proposed St James's development in Dover town centre which is set to transform the leisure and retail in Dover, with a six screen Cineworld cinema, 108-bed Travelodge hotel, 16,000 sq. ft. M&S Simply Food store, along with 10 further retail units and six restaurant/café units.

The Property comprises: recently redecorated communal entrance hall with staircase to all floors, main front door with large hallway, open plan lounge/kitchen fitted with modern kitchen units, bathroom with white modern suite and two double bedrooms. Other benefits include double glazing and central heating and no forward chain. CALL NOW TO ARRANGE A VIEWING.

Communal Entrance;
Black wood communal entrance door with stairs leading up to all floors.

Flat Entrance;
Through white door into:

Entrance Hall;
Magnolia painted walls, white ceiling, white gloss woodwork, radiator, wall mounted entry-phone, heating controls, smoke alarm, carpet, cupboard housing electric central heating system and water tank, doors leading to all rooms.

Lounge: 5.49m (18'0") x 2.92m (9'7") White wood door, magnolia painted walls, white gloss wood work, white ceiling, carpet, power points, aerial point, smoke alarm double glazed window over looking castle, radiator, open aspect to;

KITCHEN: 2.92m (9'7") x 1.83m (6'0")
Magnolia painted walls, white gloss wood work, white ceiling, white tiles to all splash-backs, vinyl flooring, power points, fitted kitchen comprising of beech wall and base units, stainless steel sink & drainer, work surfaces, built-in electric cooker & hob with extractor hood over, space for washing machine.

Bathroom:
White wood door, magnolia painted walls, white tiling around the bath and behind basin, vinyl flooring, white gloss wood work, white ceiling, light fitting, radiator, white bathroom suite comprising of W.C, wash hand basin & bath, extractor fan to ceiling.

Bedroom One: 3.96m (13'0") x 3.00m (9'10")
White wood door, magnolia painted walls, white gloss wood work, white ceiling, carpet, radiator, power points, double glazed window to front with views to Dover Castle.

Bedroom Two: 3.89m (12'9") x 2.57m (8'5")
White wood door, magnolia painted walls, white gloss wood work, white ceiling, carpet, radiator, power points, double glazed window to side.

**Energy Performance Certificate
TO FOLLOW**

