



**Price**  
**£190,000**

**Freehold**

2x  1x  1x 

**Pauls Place, Dover,  
Kent, CT16**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Located in the heart of Dover
- Beautifully presented throughout
- Ideal first time purchase or buy to let opportunity
- Low maintenance courtyard garden, close to shops and town
- Dover has a high speed rail link to London as well as Dover Port and excellent road access to A26/A2/M2

## Accommodation

### GROUND FLOOR

- Lounge : 13'4 x 10'4 (4.07m x 3.15m)
- Dining Area: 10'4 x 10'3 (3.15m x 3.13m)
- Kitchen : 10'5 x 9'4 (3.18m x 2.85m)
- Storage Area: 9'7 x 6'0 (2.92m x 1.83m)

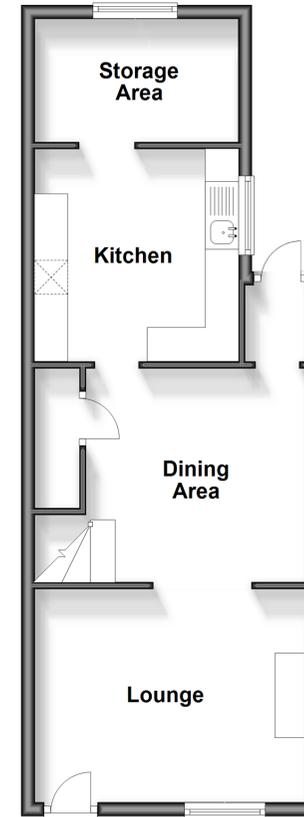
### FIRST FLOOR

- Landing
- Bedroom 1 : 13'4 x 10'3 (4.07m x 3.13m)
- Bedroom 2 : 10'5 x 7'9 (3.18m x 2.36m)
- Bathroom : 10'4 x 9'3 (3.15m x 2.82m)

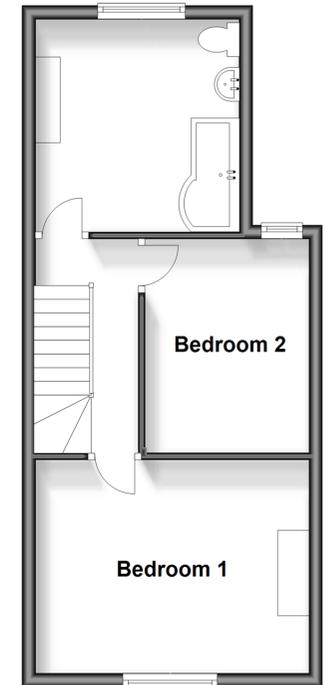
### OUTSIDE

- Front Garden
- Rear Garden

**Ground Floor**  
Approx. 43.5 sq. metres (468.1 sq. feet)



**First Floor**  
Approx. 36.3 sq. metres (390.9 sq. feet)



**Call Dover - 01304 214876 ■ [wardsforkent.co.uk](http://wardsforkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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