



**Guide Price**  
**£130,000**

**Leasehold**

2x  1x  1x 

**St. Annes Court,  
Heathfield Avenue,  
Dover, Kent, CT16**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Purpose built second floor apartment
- Allocated parking space
- Ideal as a first time purchase or investment property
- With no onward chain complications, this could be yours in 2024!
- Close to Dover town with shops as well as close to schools

## Accommodation

### SECOND FLOOR

Entrance Hallway

Lounge : 11'8 x 11'7 (3.56m x 3.53m)

Kitchen : 8'7 x 6'8 (2.62m x 2.03m)

Bedroom 1 : 13'7 x 6'8 (4.14m x 2.03m)

Bedroom 2 : 10'7 x 8'6 (3.23m x 2.59m)

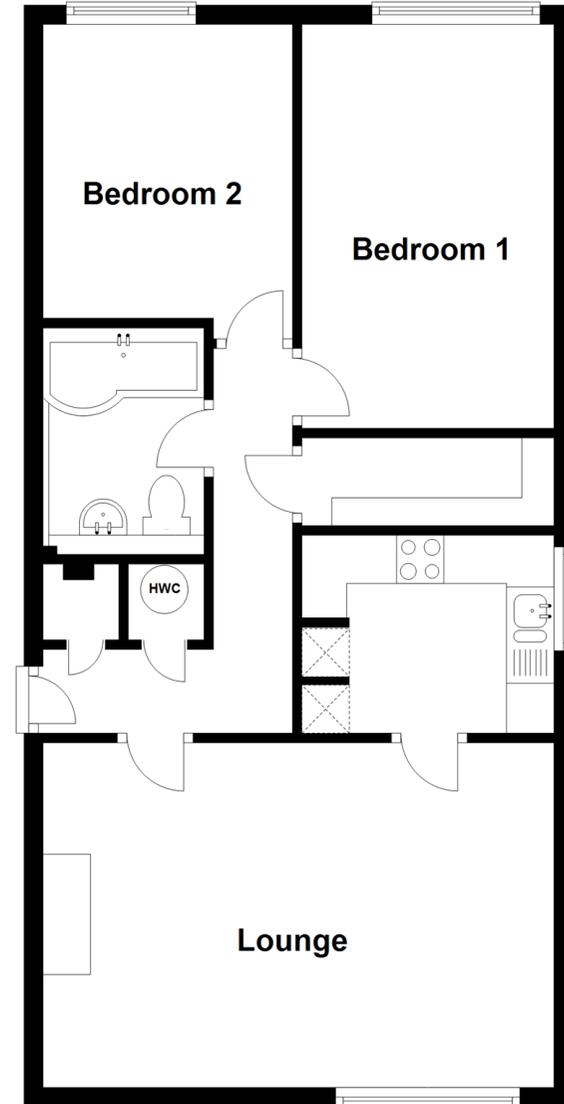
Family Bathroom

### OUTSIDE

Allocated Parking

## Second Floor

Approx. 59.5 sq. metres (640.7 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.



10733524/20240111/TE/OV