



**OVER 60?**

You could get up to  
**59% off** the price!\*

**Price**  
**£170,000**

**Leasehold**

2x  1x  1x 

**Folkestone Road, Dover,  
Kent, CT17**

*Wards*  
Helping you move forwards





## Main features

- Charming flat in the heart of Dover
- Close proximity to Dover Priory railway station
- An ideal investment or first time purchase
- Courtyard garden, perfect for enjoying those summer evenings
- Brilliant access to A2/M2

## Accommodation

### GROUND FLOOR

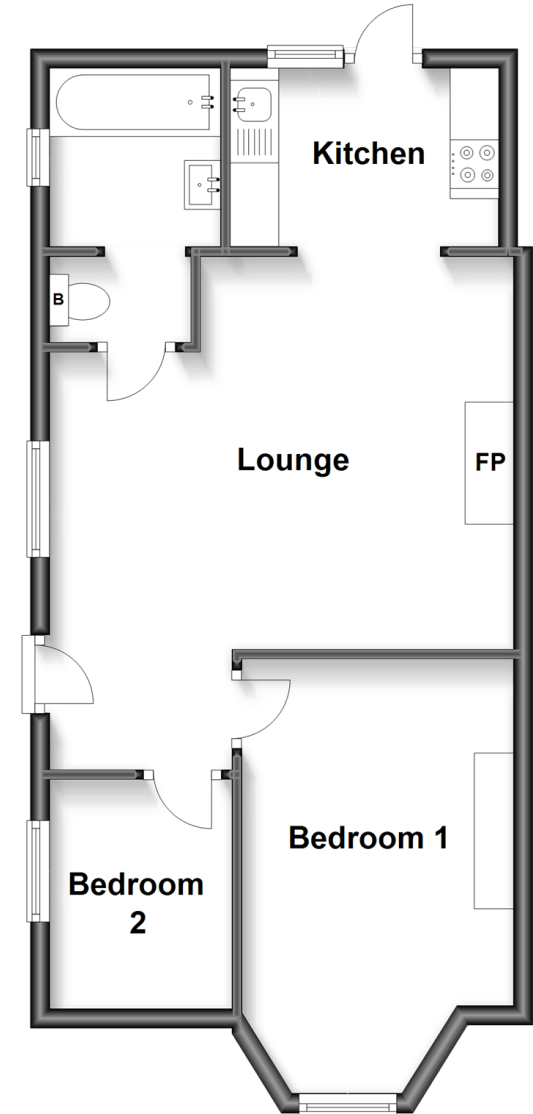
- Kitchen** : 8'5 x 6'0 (2.57m x 1.83m)  
**Lounge** : 15'8 x 13'2 (4.78m x 4.02m)  
**Bedroom 1** : 14'5 x 9'5 (4.40m x 2.87m)  
**Bedroom 2** : 8'2 x 6'0 (2.49m x 1.83m)  
**Bathroom**: 10'2 x 5'6 (3.10m x 1.68m)

### OUTSIDE

Rear Courtyard Garden

## Ground Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



**Call Dover - 01304 214876 ■ [wardsofkent.co.uk](http://wardsofkent.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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



10734895/20221017/TE/AF