



**Price**  
**£105,000**

**Leasehold**

1x 🛏️ 1x 🚿 1x 🚗

**First Floor Flat,  
Folkestone Road, Dover,  
Kent, CT17**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Ready made investment with tenant in situ
- Large first floor apartment
- Close proximity to Dover Priory railway station
- Close to Dover town
- Recent new lease of 999 years, removing any worries with lease length

## Accommodation

### FIRST FLOOR

Bathroom : 8'8 x 5'9 (2.64m x 1.75m)

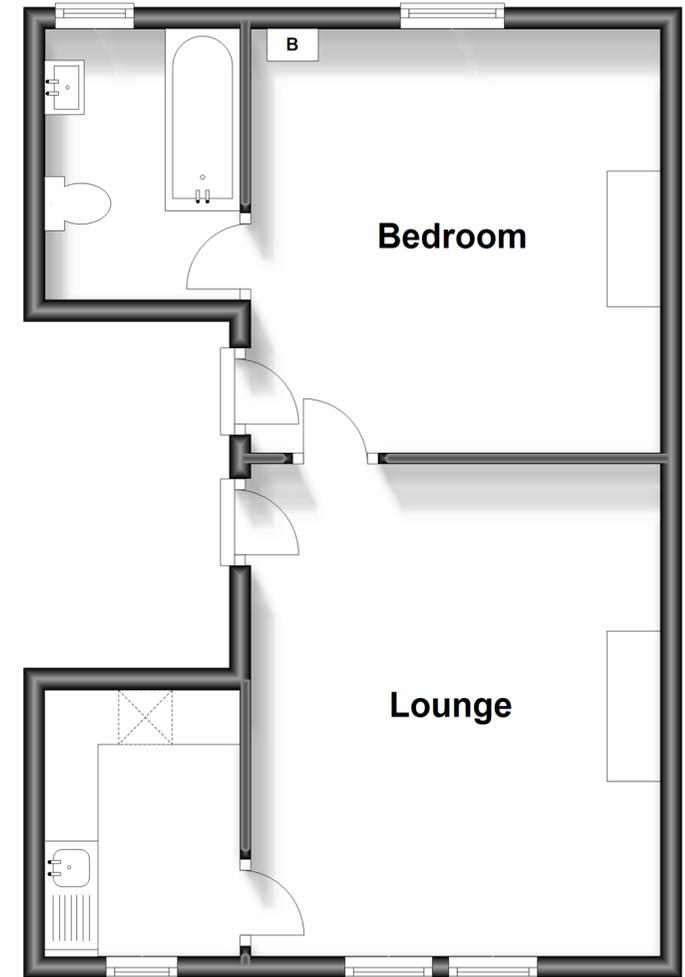
Bedroom : 12'6 x 12'5 (3.81m x 3.79m)

Lounge : 14'8 x 12'5 (4.47m x 3.79m)

Kitchen : 8'9 x 5'8 (2.67m x 1.73m)

## First Floor

Approx. 42.4 sq. metres (456.5 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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