

## DOVER, KENT

21 CASTLE STREET, CT16 1PT

### GRADE 2 LISTED REDEVELOPMENT FOR SALE



#### LOCATION

This grade 2 listed terrace property is located on Castle Street, Dover a short distance from the town centre and Dover Castle. Also nearby is the St James development which has a range of shop, restaurants and a 6 screen cinema and Pencester Garden to the north.

#### DESCRIPTION

The property is arranged of 5 floors, basement, ground, First, second and third floor. The property benefits from a rear garden.

Ground Floor	29 sq m	317 sq ft
Basement	32 sq m	343 sq ft
First Floor	28 sq m	305 sq ft
Second Floor	27 sq m	285 sq ft
Third Floor	27 sq m	390 sq ft

**Total** **152 sq m** **1,640 sq ft**

#### PLANNING

There is no planning for a change of use with this property.

#### VAT

VAT will be payable if applicable.

#### ENERGY PERFORMANCE RATING

The property is listed therefore does not have an EPC

#### PRICE

We are instructed to offer this property for **£210,000**, subject to contract.

#### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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