

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

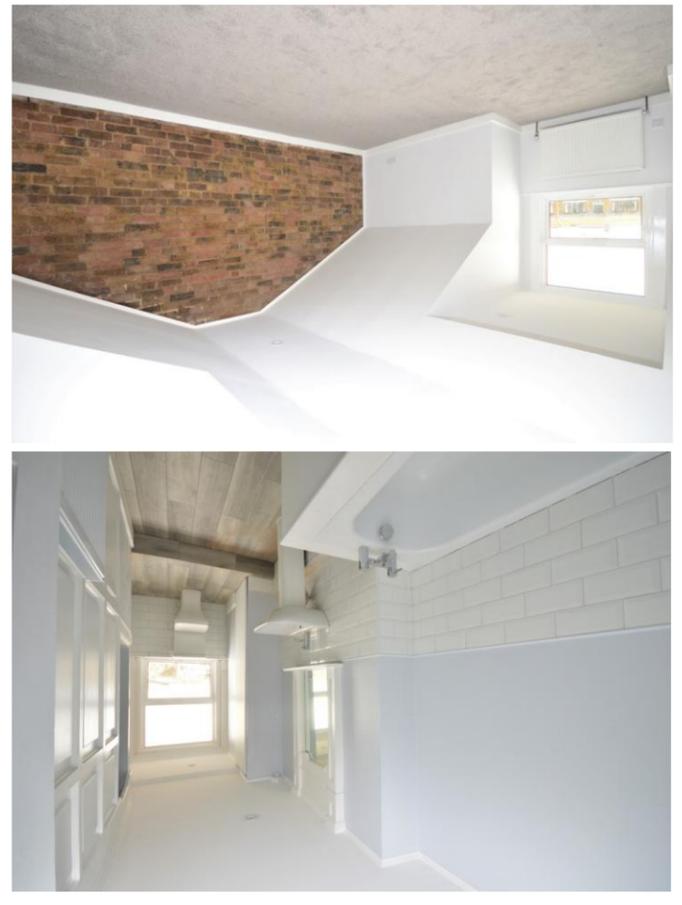
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.





COMMUNAL HALL Wooden door to inside wooden door leading to stairs to the third floor.

ENTRANCE HALL 20' 00 max" x 6' 00 max" (6.1m x 1.83m) Wooden fire door to the flat with carpeted floor coverings and stairs to upper floor landing. Large storage cupboard housing the washing machine with separate built in storage cupboards and a radiator.

LOUNGE/DINER 18' 09 into bay" x 13' 11 max" (5.72m x 4.24m) Newly fitted metal double glazed bay windows to the front of the property with carpeted floor coverings, feature fireplace and a radiator. Opening to:-

KITCHEN 15' 01 max" x 8' 03 max" (4.6m x 2.51m) Newly fitted metal double glazed window to the front of the property with all newly fitted matching wall and base units. Kitchen has electric hob, extractor fan, fan oven and stainless steel sink. Space for a freestanding fridge/freezer and dishwasher. Tiled flooring and a radiator.

BEDROOM 13' 11 max" x 14' 10 max" (4.24m x 4.52m) Newly fitted metal double glazed window to the rear of the property with nice views over Folkestone and over towards the sea, carpeted floor coverings with feature original fireplace a large walk in wardrobe and a radiator.

BATHROOM 16' 08" x 6' 04 max" (5.08m x 1.93m) Newly fitted metal double glazed window again to the rear with lovely views. Bathroom has a bath with a separate shower, close coupled w/c, pedestal hand basin and a radiator. Storage cupboard housing the boiler and laminate vinyl flooring.

Guide Price £230,000 - £250,000.

Andrew & Co are delighted to market this two bedroom split level apartment located close to Folkestone's vibrant town centre and train Station. Once inside you will be surprised with the amount of space on offer. The property is being sold Chain Free with a long lease.

LANDING 10' 06 max" x 7' 04 max" (3.2m x 2.24m) Two large skylight windows with carpeted floor covering, feature fitted bookcase/storage and door to:-

BEDROOM 20' 00 max" x 12' 07 max" (6.1m x 3.84m) Dual aspect room with newly fitted metal double glazed windows to rear and front of the property with sea views and views over Folkestone to the rear and views up and down Castle Hill Avenue to the front. Lovely room with feature exposed brickwork wall, carpeted floor coverings, lovely window seat, eve storage and a radiator.

LEASE & SERVICE CHARGES We have been advised there is 990 years remaining on the lease. We have been advised the Service/Maintenance Charge is £1400.00 per annum with a ground rent of £75.00 per annum.

Tenure: Leasehold

Local Authority: Folkestone & Hythe District Council

