



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



**7 OLD SCHOOL COURT, GRIMSTON
GARDENS, FOLKESTONE**

£170,000 - £190,000 Leasehold

**THREE BEDROOM MAISONETTE ON
GROUND AND FIRST FLOORS SITUATED
IN POPULAR WEST END LOCATION**



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7 Old School Court, Grimston Gardens Folkestone CT20 2UA

**GROUND AND FIRST FLOORS, PRIVATE ENTRANCE,
LOUNGE/DINING ROOM, CLOSE TO AMENITIES, PARKING
AVAILABLE BY SEPARATE RENTAL, GARDEN**

Description

This well presented maisonette forms part of the popular Old School Court development in the favoured Grimston Gardens area in Folkestone's West End and just over half a mile level walking distance of the high street and high speed rail services for Ashford and London. The Leas promenade is within a few minutes walking distance.

The maisonette in particular enjoys a very pleasant south facing outlook onto the rear patio garden at two levels and the accommodation comprises:-

Covered front entry way and UPVC door to:-

ENTRANCE HALL

Double glazed window, two storage cupboards, radiator, doors to Living Room and stairs to first floor

KITCHEN

Double glazed window to front, mix of wall and base units, stainless steel sink and drainer, breakfast bar, space and plumbing for washing machine, Potterton boiler, sliding glazed serving hatch to:-

LOUNGE/DINER

South facing UPVC double doors to rear patio and garden, double radiator.

FIRST FLOOR LANDING

Doors to all rooms, storage cupboard

BEDROOM ONE

Built in cupboard, radiator

BEDROOM TWO

Built in cupboard, radiator

BEDROOM THREE

Built in cupboard, radiator

BATHROOM

Having panelled bath with shower attachment and mixer tap, basin with cupboards under.

W.C.

Having low level W.C. and wash hand basin.

OUTSIDE

The south facing rear sheltered patio garden is a particular feature and with steps down to further sheltered garden area

COUNCIL TAX

BAND C

Tenure Leasehold –Top end of guide price to include a new 125 year lease to be in place upon completion. (Existing lease 99 years from 1978).

Ground Rent - £70 per annum.

Maintenance Charge - £1,264 per annum.

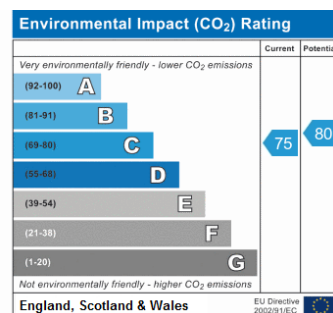
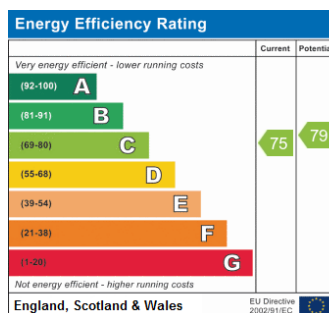
Postcode CT20 2UA

Viewings Strictly by appointment only -
Property Reference HWALD_008758

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



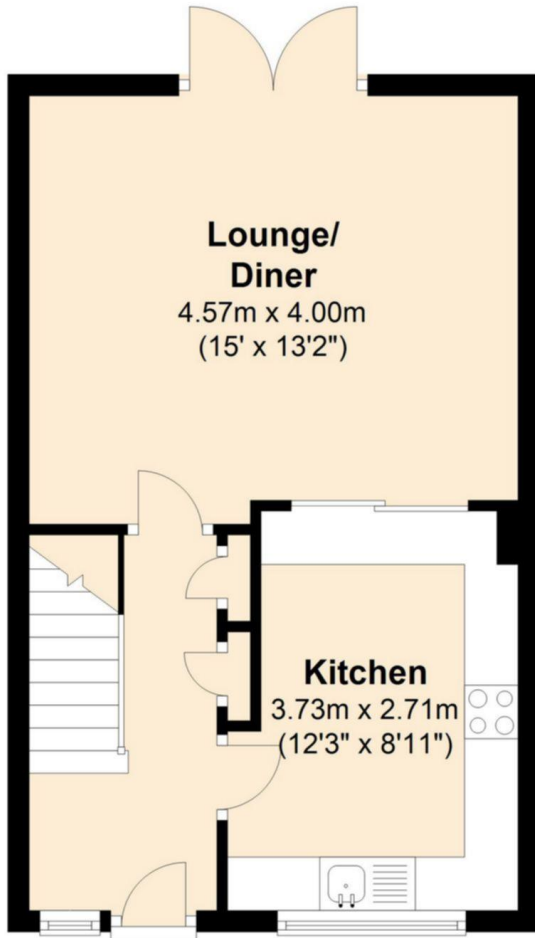






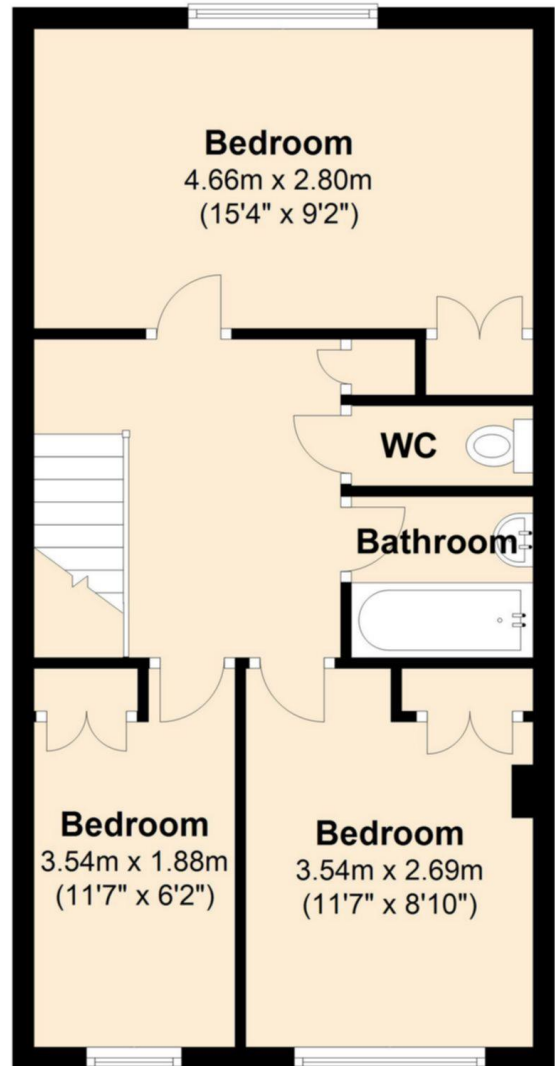
Ground Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



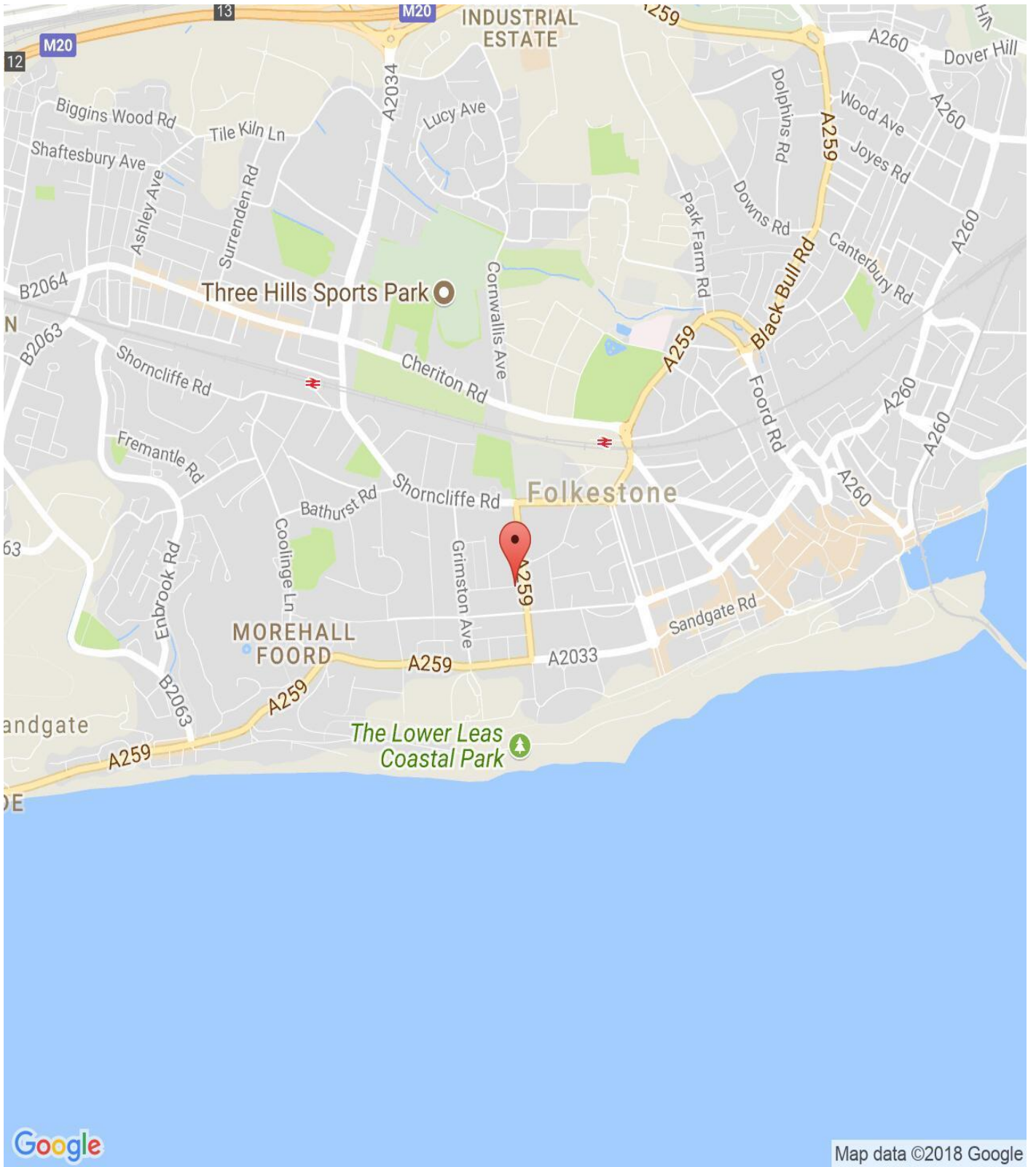
First Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



Total area: approx. 79.1 sq. metres (851.1 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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