



GFF, 27 KINGSNORTH GARDENS, FOLKESTONE

£250,000 LH+ShareFH

Stunning three bedroom ground floor flat a stones throw from Folkestone Central train station



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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co
Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

Gff, 27 Kingsnorth Gardens Folkestone CT20 2QP

**GROUND FLOOR , FRONT & REAR GARDEN , 2/3 BEDROOMS ,
SPACIOUS LOUNGE , PERIOD FEATURES , IDEAL FOR COMMUTERS**

Description

LOCATION The town of Folkestone offers an array of shops, cafes, bars, restaurants, boutiques and a variety of supermarkets. There are plenty of pretty walking opportunities along the Leas Promenade, seafront and popular harbour. Folkestone has great travel connections, The Highspeed train can be accessed from the two Folkestone stations which reaches London St Pancras in under an hour, the M20 motorway is close by offering a further easy route to the capital, and there are various bus services to Canterbury, Dover, Hythe and beyond. The Channel Tunnel Terminal provides access to the Continent and is approx 3 miles away and Ashford International Passenger Terminal providing Eurostar services to Paris & Brussels is around 20 minutes by car. Education includes girls and boys grammar schools, with further state and private schools. Two universities are situated in Canterbury approx. 17 miles away. **DESCRIPTION** Once inside you will notice the current owner has paid careful attention to detail to make sure each apartment is ready for the buyer to move in to without having to lift a finger. This stunning ground floor flat comprises; entrance hall, a spacious lounge with a bay window and gorgeous fireplace, bathroom which is mainly tiled with a bath and a separate shower cubicle, master bedroom which is a spacious room with plenty of light, another beautiful fireplace and a door leading to the decked area of the rear garden, second bedroom, bright and airy kitchen which offers lots of worktop space and storage, a breakfast bar and double doors leading to the private rear garden. The third bedroom could also make an ideal office or man cave and be found on the lower ground floor. Outside There is a great size, low maintenance private rear garden which is mainly laid to lawn with a decking area. We understand a new 999 year lease has been created with a 1/3 share of the freehold.

ENTRANCE HALL

CLOAKROOM

LOUNGE 20'2" x 14'1" (6.15m x 4.29m)

KITCHEN/BREAKFAST ROOM 13'2" x 11'9"
(4.01m x 3.58m)

BEDROOM ONE 13'2" x 11'11" (4.01m x 3.63m)

BEDROOM TWO 10'1" x 6'6" (3.07m x 1.98m)

BATHROOM

LOWER GROUND

BEDROOM THREE/OFFICE 11'11" x 6'7" (3.63m x 2.01m)

PLUS 10'1" X 8'6" (3.08m X 2.59m) - L shaped

OUTSIDE

PRIVTAE FRONT & REAR GARDEN

Tenure LH+ShareFH

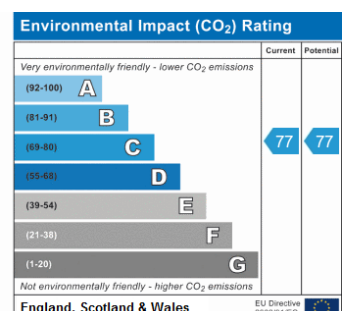
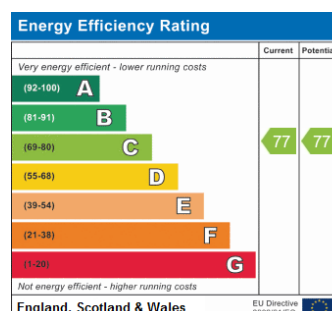
Postcode CT20 2QP

Viewings Strictly by appointment only -
Property Reference MOTIS_003220

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









Ground Floor

Approx. 81.8 sq. metres (881.0 sq. feet)





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.