

CUISINE

FOR SALE £200,000
KINGSNORTH GARDENS



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 first floor flat comprises;

Entrance hall, a spacious lounge with a bay window and fireplace, a fabulous fitted kitchen with white units offering plenty of worktop and cupboard space, a W.C. cloakroom, bathroom which is mainly tiled and includes a bath and a separate shower cubicle, master bedroom which is a spacious room with plenty of light, another beautiful fireplace and the second bedroom.

We understand a new 999 year lease has been created with a 1/3 share of the freehold.

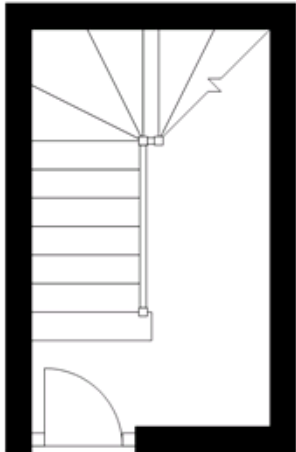
Offered to the market with no onward chain.





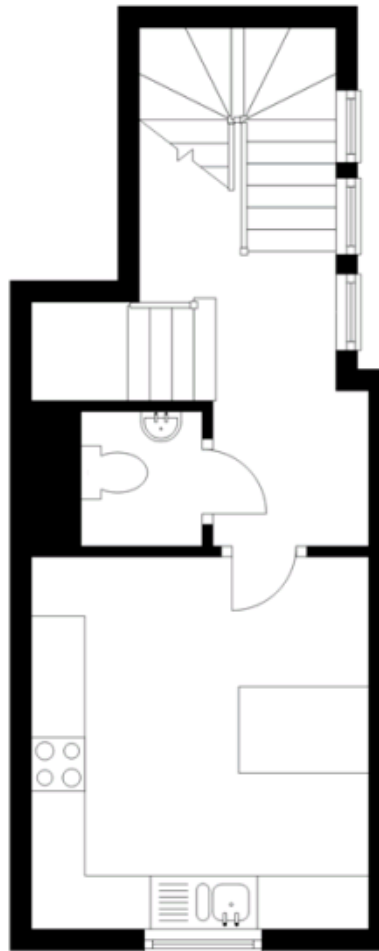
First Floor

Approx. 5.6 sq. metres (60.7 sq. feet)



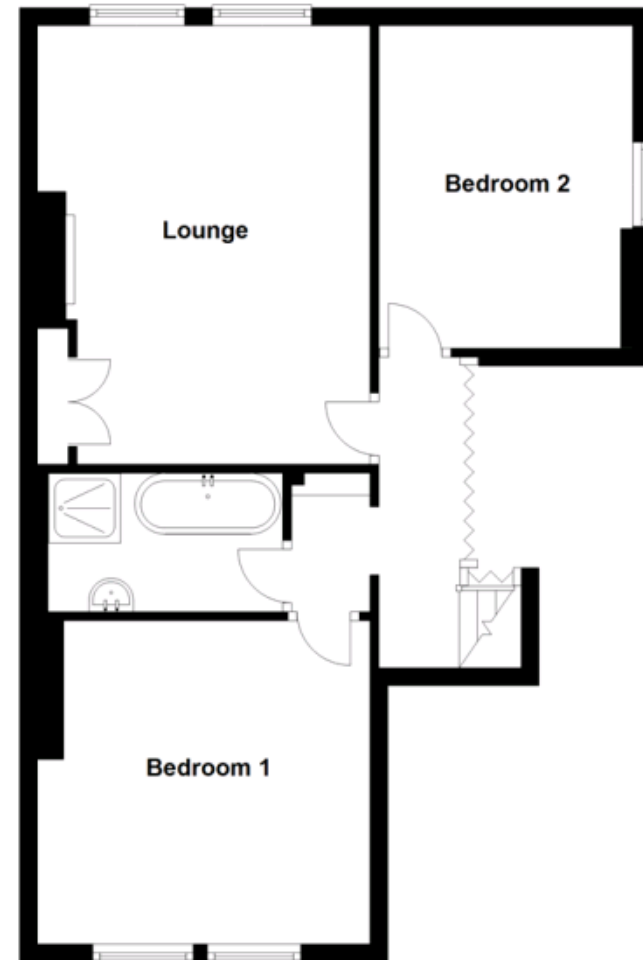
Second Floor

Approx. 22.9 sq. metres (246.7 sq. feet)





Third Floor

Approx. 53.4 sq. metres (574.3 sq. feet)





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

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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