



EDINBURGH PLACE, 2/4 EARLS AVENUE

£200,000 Share of Freehold

SPACIOUS TWO BEDROOM APARTMENT WITH SEA VIEWS IN FOLKESTONE'S PRESTIGIOUS WEST END
This 3rd floor apartment features two double bedrooms, a fitted kitchen and spacious lounge and is offered with a share of the freehold and no onward chain



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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

Edinburgh Place, 2/4 Earls Avenue CT20 2HP

**SEA VIEWS , TWO DOUBLE BEDROOMS , FITTED KITCHEN ,
SPACIOUS LOUNGE , SHARE OF FREEHOLD , NO ONWARD CHAIN**

Description

This stunning apartment is positioned on the third floor of Edinburgh Place, Earls Avenue, in Folkestone's ever popular and highly desired West End. From this excellent location you benefit from easy access to The Leas and Folkestone Central train station which provides a high speed service into Central London. Folkestone Town Centre is a short, level walk away and offers an array of high street and independent shops as well as numerous bars and eateries. The increasingly popular Folkestone Harbour provides a vibrant scene of local shops and food vendors with the Harbour Arm offering a diverse range of food and live music through the summer months.

Edinburgh Place benefits from a lift in the building and an entry phone system. The property is accessed from a communal area and accommodation includes an entrance hall with storage cupboards, from here you will find doors to all other rooms.

The spacious lounge diner features a large bay window facing The Leas which gives stunning sea views across the Channel, there is also the original parquet flooring.

The kitchen has fitted units as well as an electric oven and hob.

Both bedrooms are doubles and have fitted carpet and electric storage heating.

The shower room is fitted with a white suite consisting of a shower and walk-in shower tray, W.C. and wash hand basin.

Tenure - Share of Freehold

We understand that the property is not subject to any Ground Rent

We understand that the Maintenance Charges are currently: £485.72 payable every 6 months

Tenure Share of Freehold

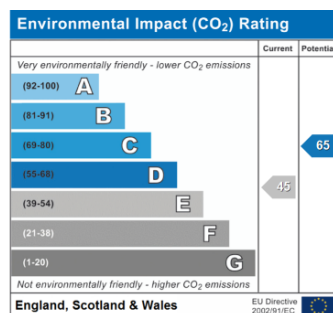
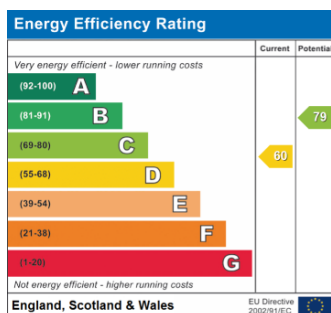
Postcode CT20 2HP

Viewings Strictly by appointment only -
Property Reference MOTIS_003698

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



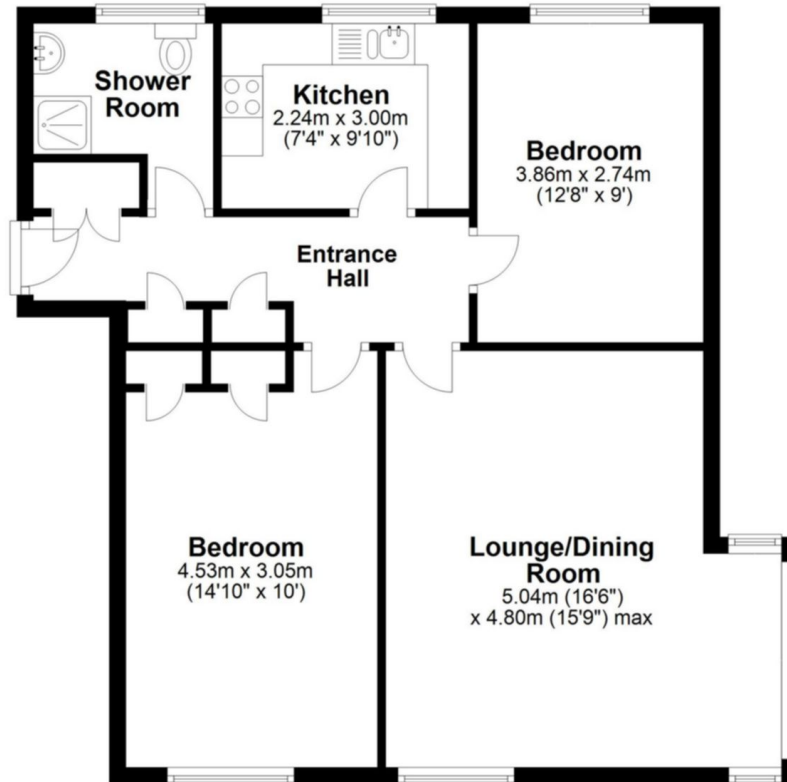






Third Floor

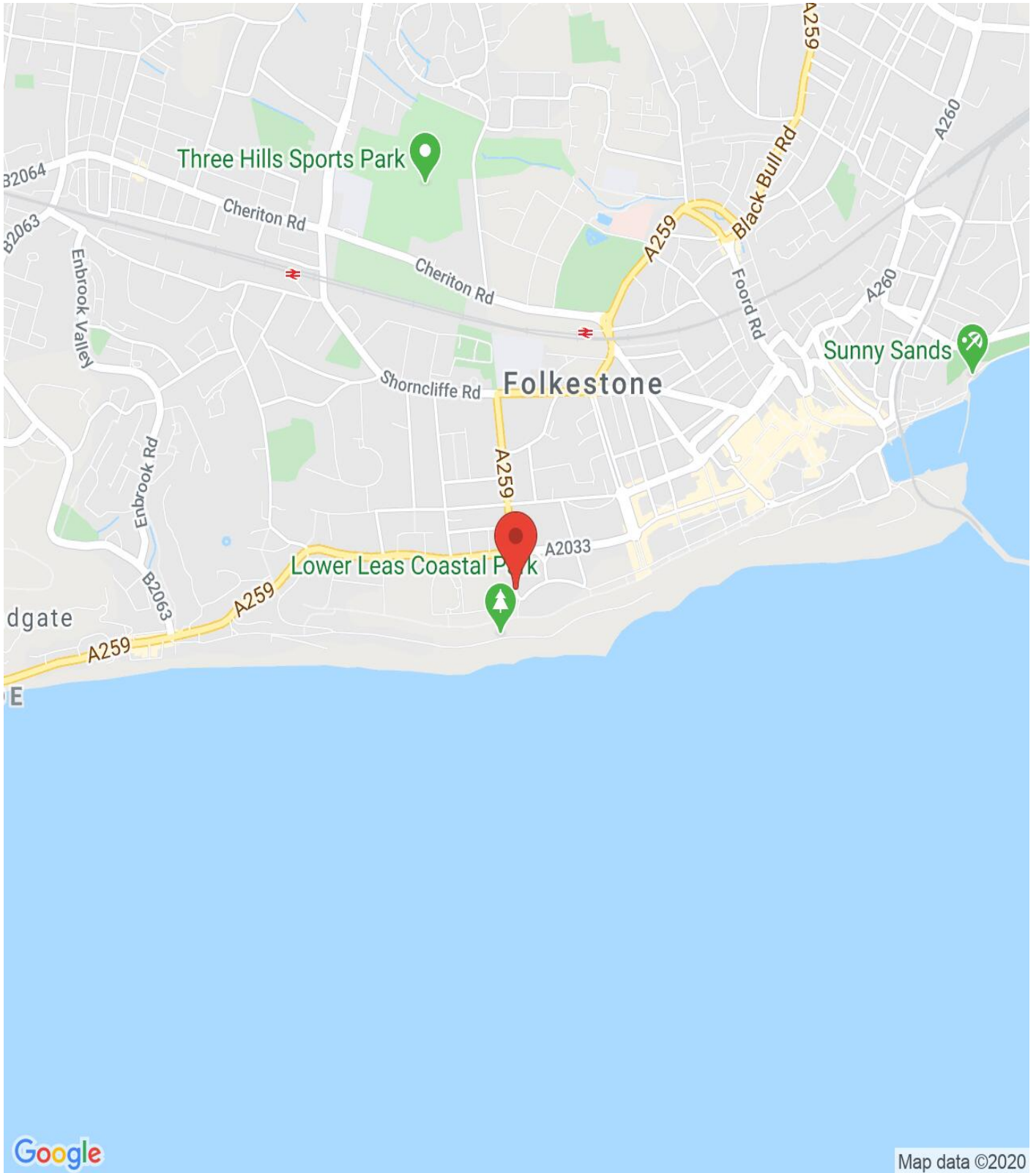
Approx. 69.3 sq. metres (745.6 sq. feet)



Total area: approx. 69.3 sq. metres (745.6 sq. feet)

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.



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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