



**KENT HOUSE, BOUVERIE ROAD WEST, FOLKESTONE**

**£230,000 Share of Freehold**

**WEST END APARTMENT WITH PARKING**

A light, modern two-bedroom apartment in the West End of Folkestone is being offered to the market with a share of the freehold.



# Kent House, Bouverie Road West Folkestone CT20 2PR

**TWO DOUBLE BEDROOMS , EN-SUITE TO THE MASTER , ONE  
ALLOCATED PARKING SPACE , CHARACTER FEATURES ,  
INTEGRATED APPLIANCES , MODERN APARTMENT**

## Description

A light, large, modern two-bedroom apartment in the West End of Folkestone.

Situated on the corner of Bouverie Road West and Grimston Avenue is this old converted school house. Located in the middle of both Folkestone West and Folkestone Central makes it easy to commute to London's St Pancras in under an hour.

This 81 Sq.m. apartment is on the second floor and comes with one allocated parking space.

A welcoming large entrance which leads onto two bedrooms, kitchen, bathroom and lounge/diner. The property boasts high ceilings and touches of character throughout. The fitted kitchen includes neutral coloured cupboards and wood affect worktops. An integrated fridge/freezer is also fitted alongside an integrated cooker and 4 ring gas hob with extractor fan. There is also space for a washing machine and dishwasher. The lounge/diner boasts large sash windows making the room a lovely bright space. The family bathroom is a good size which comprises a WC, hand basin, separate shower and bath. Onto the master bedroom which is on its own split level lower than the rest of the property. A beautiful archway to make the room feel in separate sections. An en-suite off of the master also has a WC, hand basin and bath with over shower. The property has been decorated and new laminate flooring throughout.

The property comes with a share of the freehold.

We understand from the vendor that the lease has over 900 years remaining.

We understand from the vendor that the service charge is approximately £2850 per annum.

Call Motis Estates on 01303 212020 to arrange a viewing.

**Tenure** Share of Freehold

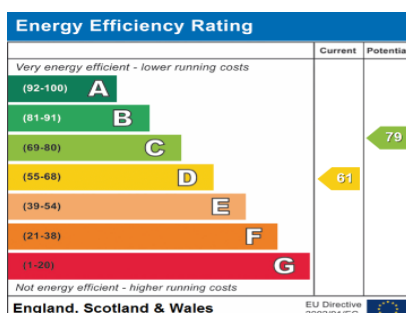
**Postcode** CT20 2PR

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004227

## Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



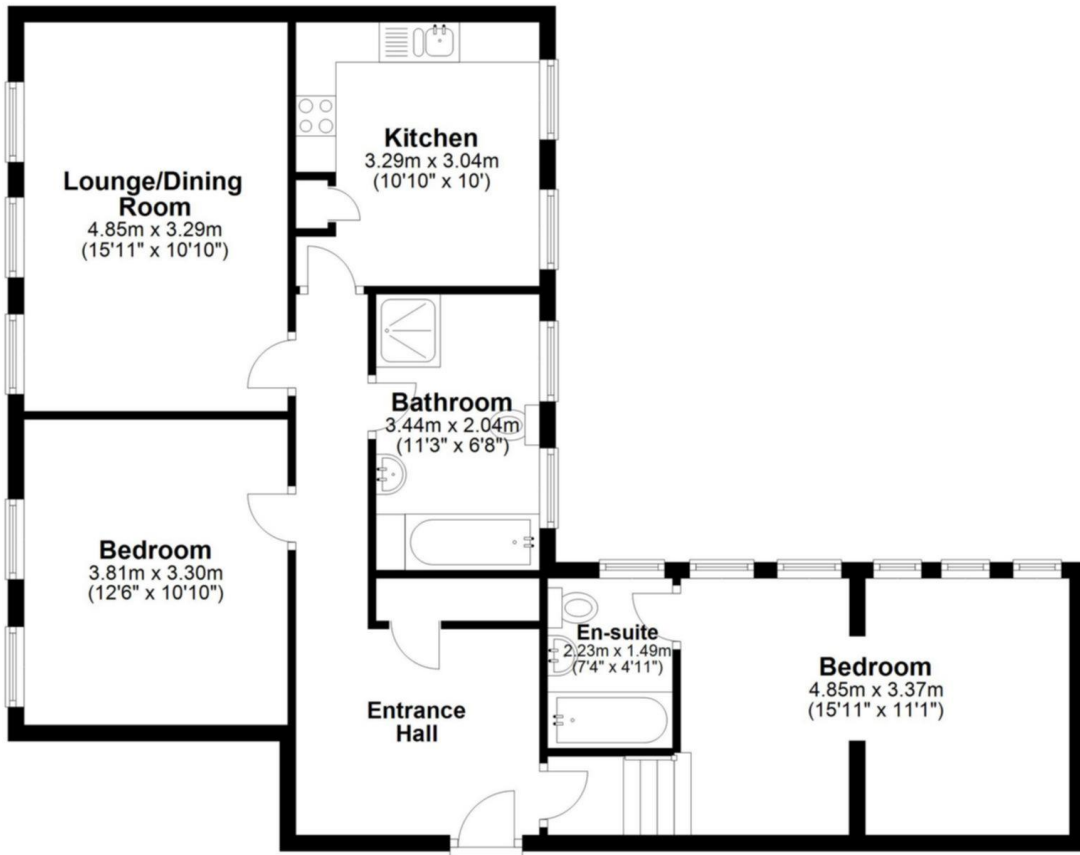




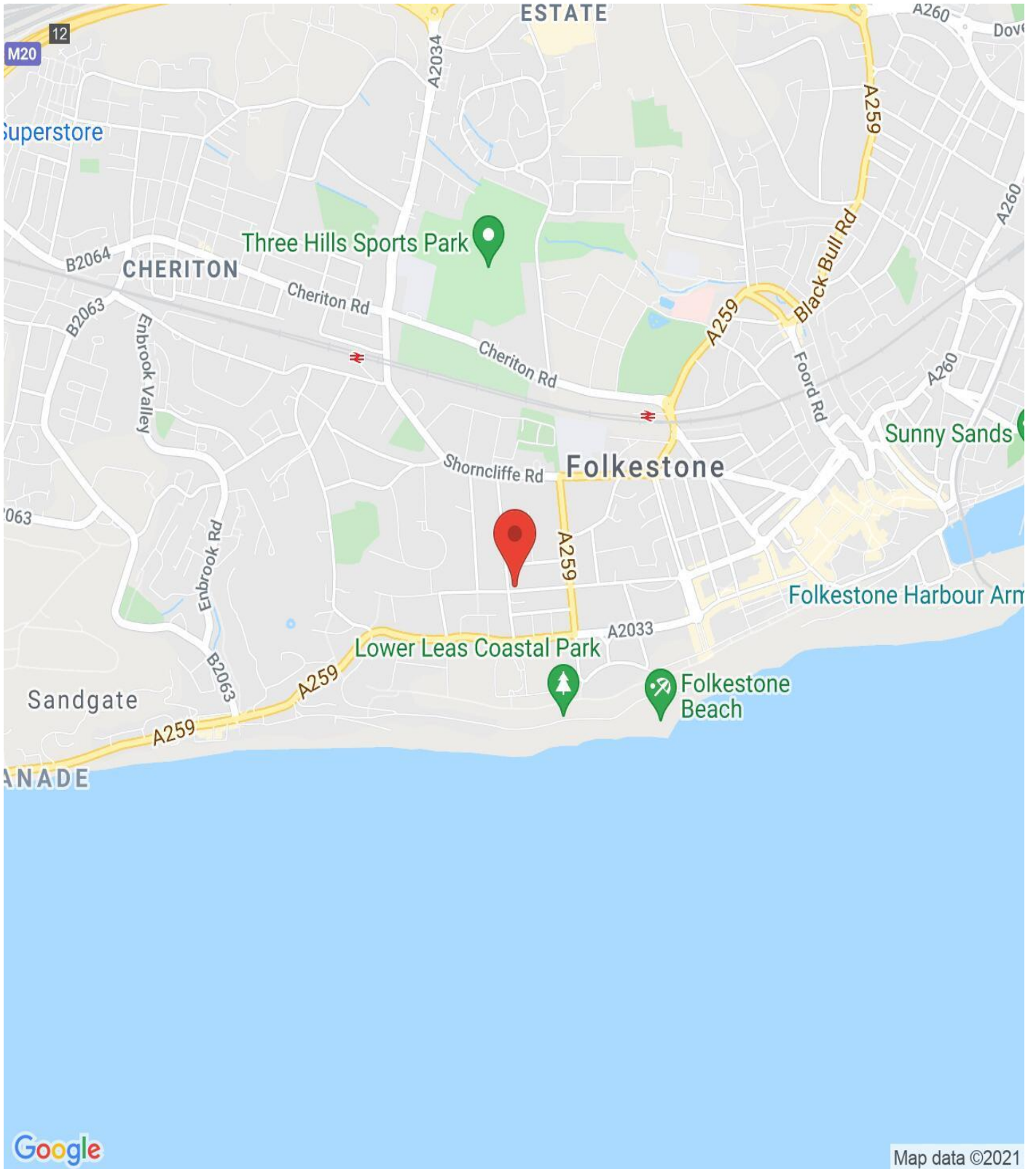


## Second Floor

Approx. 81.7 sq. metres (879.8 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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