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Incorporating **H. WALD & CO**



BRITISH  
PROPERTY  
AWARDS  
2019 - 2020  
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GOLD WINNER  
LETTING AGENT  
IN FOLKESTONE

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Unit 8, Motis Business Centre, Cheriton High Street, Folkestone, CT19 4QJ



## 1 INGLES LANE, FOLKESTONE

**£210,000 Freehold**

Fantastic new, low maintenance townhouse conversions, perfect as stylish homes for busy young professionals or even as bright and airy seaside town holiday homes for city based buyers



# 1 Ingles Lane Folkestone CT20 2BF

**NEW DEVELOPMENT , HIGH SPEC FINISH , TWO BEDROOMS ,  
INTEGRATED APPLIANCES , DOUBLE HEIGHT CEILINGS , CLOSE TO  
FOLKESTONE CENTRAL STATION**

## **Description**

Fantastic new, low maintenance townhouse conversions, perfect as stylish homes for busy young professionals or even as bright and airy seaside town holiday homes for city based buyers.

A collection of three converted modern townhouses close to Folkestone's Town Centre and popular coast. Ingles Lane is located opposite Folkestone's Central Station giving easy and fast access to London's St Pancras. Folkestone has developed substantially over the last 3 years making it a huge tourist attraction and an enjoyable place to live. With a range of trendy bars, restaurants and cafés along with the development of the Harbour Arm, Folkestone really is the place to be. This development is just a short distance from all of this.

The development is situated down a private gated walkway only in use for residents. The properties are brick fronted, freshly painted with new double-glazed noise blocker windows. The properties also include a designated bin storage area and cycle racks. The houses have been designed to make use of the space and light throughout.

Upon entry is a welcoming hallway with the master bedroom to the left which includes white painted walls and grey carpets, the second bedroom is decorated to the same specification but also includes a useful storage cupboard. The bathroom is also on this level and finished to a modern, high specification. With marble effect tiles surrounding the bath with overhead shower. A WC and hand basin with vanity units are also included.

Up to the first floor is the open plan living space with double height ceilings and beams to boast some character. 2 Velux windows and two large windows create a great, light entertaining space with enough space for a lounge/diner. The fully fitted kitchen is tucked away, making a good-sized worktop area to prep and cook. The kitchen includes grey gloss units with light grey oak effect worktops. Integrated appliances include fridge freezer, washer/dryer, electric cooker with 4 ring hob and extractor fan. White tiles surround.

The property is fitted with double glazing throughout and smart electric heaters which connect to your mobile or tablet wherever you are to turn them on before you arrive home. The properties come with a 10 year warranty.

Call Motis Estates now on 01303 212020 to organise a viewing.

**Tenure** Freehold

**Postcode** CT20 2BF

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004246

## **Opening Hours:**

Monday - Friday 9.00 - 5.30

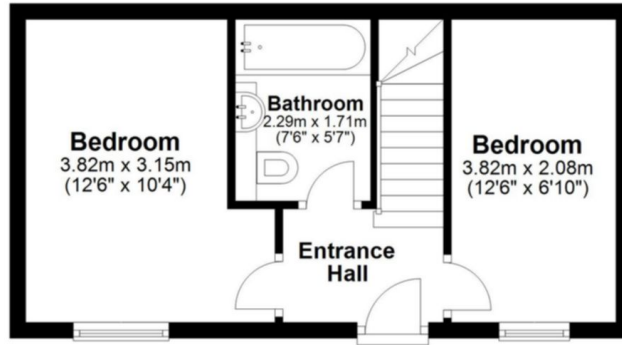
Saturday 9.00 - 3.00





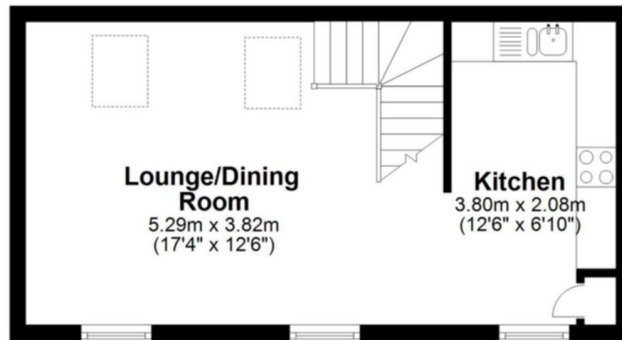
## Ground Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



## First Floor

Approx. 28.5 sq. metres (306.7 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.