



8, JULIAN ROAD, FOLKESTONE

A beautiful two/three-bedroom apartment with a garage, off road parking for 3-4 cars and a large private rear garden!

£360,000 Share of Freehold



8, Julian Road Folkestone CT19 5HP

**SPACIOUS GROUND FLOOR GARDEN APARTMENT , LOVELY
CONDITION THROUGHOUT , CELLAR , GARAGE AND DRIVEWAY
FOR 3-4 CARS , LARGE PRIVATE REAR GARDEN , 2/3 BEDROOMS**

Description

A beautiful two/three-bedroom apartment with a garage, off road parking for 3-4 cars and a large private rear garden! This spacious two-bedroom apartment is located just 0.4 miles away from Folkestone's Central Train Station. Here you can jump on the HS1 which takes you to St Pancras, London in less than an hour. The Euro Tunnel is a short drive where you can jump on the train and be in France within 30 minutes. Less than a mile into the Town Centre and access to local buses to get around Kent. This self-contained ground floor apartment has a warming entrance hall which immediately gives off an immediate sense of elegance. Both bedroom 1 and bedroom 2 are to the right of the hall. Both good size doubles. Bedroom 1 has a large storage room at present that would be perfect for an en-suite to be installed. Decorated neutrally with views onto the front garden/driveway. The larger of the bedrooms is lovely and bright boasting a large bay window, neutral carpets and light walls. Modern radiators and plenty of space for storage. A great sized lounge/diner which measure at just over 25.5sqm. New patio doors have been added that lead onto the large garden at the back. A fireplace makes a fantastic feature, a picture rail and coving to keep the characteristics of the style of building flowing through. The lounge leads out into the garden, this has been well kept with a mix of lawn and a concrete seating area. Shrubs, bushes and plant borders. A carp pond has also been created with a couple of pergolas for seating. Side access and a shed to the side of the property. Another access into the house through the kitchen. The kitchen is fitted with modern white gloss units and black worktops. An integrated cooker and hob with extractor fan, sink overlooking the garden and space for washing machine and fridge/freezer. Hard flooring and tile splashback. This opens up into the dining room. A cosy space for eating as a family or simply turning this into another lounge to create a third bedroom. A door down to the cellar which is an additional 24.64sqm of space separated into two individual rooms. It is currently used for storage and studio. An attached garage recently painted along with a private front drive big enough for 3-4 cars as well as some shrubbery. We understand from the vendor the lease has 99 years remaining. We understand from the vendor that the service charge is £75 per month. We understand from the vendor that there is a peppercorn ground rent. Call Motis Estates on 01303 212020 to organise a viewing.

Tenure Share of Freehold

Postcode CT19 5HP

Viewings Strictly by appointment only -
Property Reference MOTIS_004719

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









Total floor area 134.1 sq.m. (1,443 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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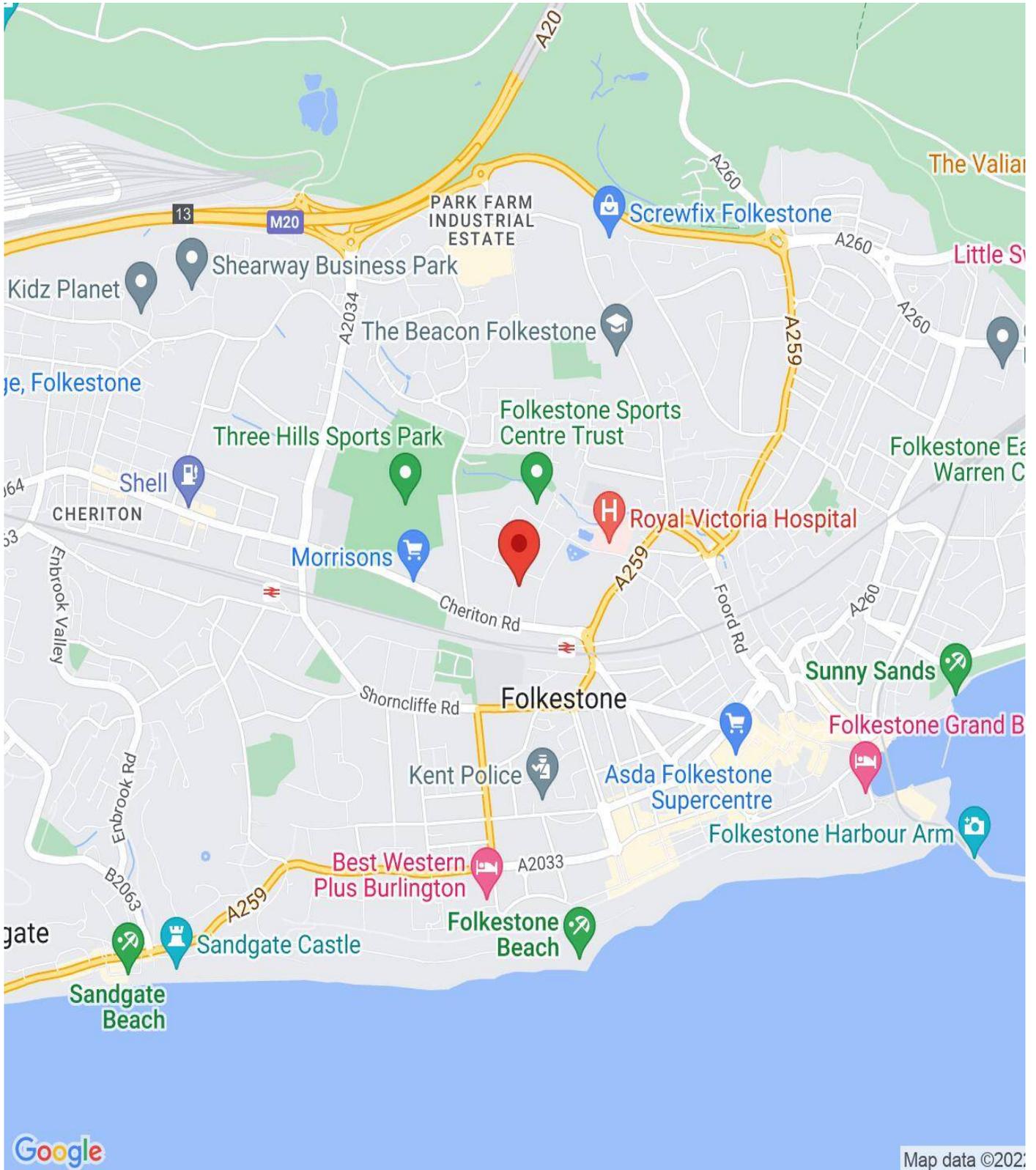


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IMPORTANT NOTICE

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.