



## Biggins Wood Road

Folkestone CT19 4NH

- Ground Floor Flat
- Large Private Garden
- Fitted Kitchen & Shower Room
- Off Road Parking For Residents
- Two Double Bedrooms
- Well Presented Throughout
- Spacious Lounge/Diner
- No Onward Chain

**Asking Price £199,950 Leasehold**





Mapps Estates are delighted to bring to the market this well presented and spacious two bedroom purpose-built flat, with the benefit of a delightful large garden to the rear, and small enclosed garden to the front. The accommodation comprises a large reception hall, two double bedrooms, a spacious lounge/diner, a fitted kitchen with integrated appliances, and shower room. Being sold with no onward chain, an early viewing comes highly recommended.

Located in the popular residential area within easy access to local shops and schooling nearby. Folkestone West mainline railway station is a short car journey away giving high-speed services to London St. Pancras in just over 50 minutes. Folkestone's Harbour Arm is in the nearby proximity and offers a selection of eateries and pop up bars including a Champagne bar situated in the former lighthouse at the end of the pier. This area, being constantly improved and developed, now forms a real vibrant social area with great facilities. Turning back into the town you will find yourself in Folkestone's Creative Quarter, home to artists, creative businesses, independent boutiques and eateries. Both primary and secondary schooling is available in the area including both Grammar schools for boys and girls, and The Folkestone Academy within in a few minutes' walk. In the main Town Centre itself, you will find an array of stores and independent shops along with several supermarket chains. The M20 is also within easy access by car along with the Chanel Tunnel Terminal and Port of Dover.

#### **Front Entrance**

With flat roof canopy over and wall light to side, UPVC frosted double glazed window and front door opening to reception hall.

#### **Reception Hall**

With wood effect laminate flooring, large built-in storage cupboard with consumer unit and electric meter, radiator.

#### **Lounge/Diner 14'7 x 11'10**

With front aspect UPVC double glazed window, coved ceiling, electric fire and surround, radiator.

### **Kitchen 12' x 9'6**

With a range of Shaker style store cupboards, display cabinets and drawers. pull-out shelved larder cupboard, solid wood worksurfaces with tiled splashbacks, inset one and a half bowl resin sink/drainers with mixer tap over, range cooker with brushed stainless steel splashback and extractor canopy over, integrated fridge/freezer, washer/dryer & slimline dishwasher, cupboard housing wall-hung Vaillant gas-fired combination boiler, tiled effect laminate flooring, rear aspect UPVC double glazed window and UPVC frosted double glazed back door opening to patio and garden.

### **Bedroom 12'10 x 10'5**

With front aspect UPVC double glazed window, coved ceiling, recessed built-in double storage cupboard, range of fitted wardrobes and drawers, radiator.

### **Bedroom 10'5 x 10'4**

With rear aspect UPVC double glazed window, coved ceiling, radiator.

### **Shower Room 6'7 x 5'6**

With UPVC frosted double glazed window, vanity wash hand basin with mixer tap over and store cabinet under, WC to side and shelf over, enclosed shower cubicle, fully tiled walls, tiled floor, chrome effect heated towel rail.

### **Outside:**

To the front of the property is an attractive private garden laid to lawn and with mature shrub borders, A gated pathway leads to the front entrance. The rear garden is a good size and has been attractively landscaped, with areas of lawn, mature shrub borders, gravel borders and raised beds, a paved patio and a curved pathway leading to a garden shed (7'8 x 5'10 with power and light) and a water feature to the rear corner. There are outdoor power points and a tap, a side gate, and a useful brick-built storeroom (8'1 x 6'4 with power and light).

### **Parking:**

There are non-allocated off-street parking bays for residents available on a first come/first served basis.

### **Lease:**

We have been advised that there are approximately 91 years remaining on the lease.

### **Service Charge & Ground Rent:**

TBC

### **Agent's Note:**

The vendors are also prepared to sell the flat furnished as seen - please contact agent for further details.




**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band B**  
**EPC Rating C**



GROUND FLOOR 65.12 sq. m.  
 (700.98 sq. ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	<b>73</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**Mapps Estates Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.