



Kingsnorth Gardens

Folkestone CT20 2QP

- Spacious First Floor Apartment
- Impressive Lounge/Diner With Bay Window
 - Three Feature Fireplaces
 - Bathroom & Separate WC
 - Long Lease & Chain Free
- Handsome Period Building
 - Two Bedrooms
 - Electric Heating
 - Fitted Kitchen
- Close To Train Station & Amenities

Asking Price £175,000 Leasehold





Mapps Estates are delighted to bring to the market this well presented and spacious first floor two bedroom apartment in a handsome period building within walking distance of Kingsnorth Gardens and the train station for high speed access to central London. One of only three flats in the building, the accommodation comprises a private entrance hall, an impressive lounge/diner with a bay window and feature fireplace, a fitted kitchen and bathroom, a separate cloakroom, a large main bedroom with a feature fireplace, and a second bedroom also with a feature fireplace. The apartment has mostly UPVC double glazed windows and electric heating. Being sold with a long lease and no onward chain, an early viewing of this stylish apartment comes highly recommended.

Located in the fashionable west end of Folkestone and within easy reach of the town centre. Folkestone West mainline railway station is within easy walking distance giving high-speed services to London St. Pancras in just over 50 minutes. Five minutes' walk in the opposite direction takes you to the beautiful landscaped gardens of the Leas Cliff promenade, leading down to the seashore and Folkestone Harbour Arm which now 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 really 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 with grammar schools available for both boys and girls. In the main town centre itself, you will find an array of stores and independent shops along with several supermarkets. The M20 is also within easy access by car along with the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Front Entrance

Accessed via a gated, tiled pathway leading to the front porch and entrance door, opening to a communal entrance hall with stairs to first floor.

First Floor:

Private Entrance Hall

With solid wood front door with inset 'sunrise' frosted panels and window over, split level hallway, high level internal frosted windows for borrowed natural light, dado rail, wall light, entry phone, consumer unit and electric meter, built-in double airing cupboard housing hot water cylinder and fitted shelving.

Cloakroom

With frosted sash window, WC with wall-mounted store cupboard over, built-in shelved linen cupboard, wood effect vinyl flooring.

Bathroom 8'8 x 4'2

With frosted sash window with secondary glazing, wash hand basin with mixer tap over and store cabinet under, panelled bath with mixer tap, wall-mounted shower attachment and folding shower screen over, wood effect laminate flooring, part-tiled walls, electric heated towel rail.

Kitchen 8'9 x 6'6 (max)

With half-frosted sash window with secondary glazing, rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainers with mixer tap over, fitted electric

cooker with extractor over, range of cream Shaker style store cupboards, display cabinet and drawers, space for fridge/freezer, space and plumbing for washing machine, coved ceiling, wood effect vinyl flooring.

Lounge/Diner 19'3 x 11'11

With front aspect bay with UPVC double glazed windows, feature fireplace, picture rail, coved ceiling, electric radiator.

Bedroom 18'8 x 11'11

With rear aspect UPVC double glazed window, feature fireplace, large fitted double wardrobe to chimney breast recess with fitted shelves and hanging rail, picture rail coved ceiling, wash hand basin with tiled splashback and store cabinet under, electric radiator.

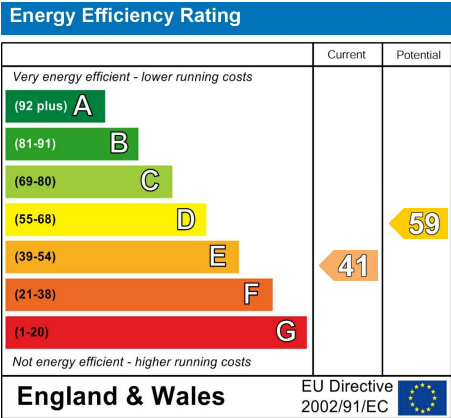
Bedroom 11'9 x 9'1

With front aspect UPVC double glazed window, feature fireplace, picture rail, coved ceiling, electric radiator, doors to hallway and lounge/diner.

Lease/Ground Rent/Service Charge:

We have been informed that a new 999 year lease was acquired in 2020; the service charge is currently set at £70.00 per calendar month.





Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.