



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



**FLAT 2, 3 CASTLE HILL AVENUE,
FOLKESTONE**

£150,000 Leasehold

**SPACIOUS TWO BEDROOM UPPER
GROUND FLOOR FLAT IN POPULAR
LOCATION**

NO CHAIN

HW0903188684



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Kim A Clinch BSc, FRICS

Flat 2, 3 Castle Hill Avenue Folkestone CT20 2TD

**IN NEED OF FULL REFURBISHMENT, WEST END LOCATION,
TWO BEDROOMS, CLOSE TO SEAFRONT, WALKING DISTANCE TO
LOCAL AMENITIES**

Description

This two bedroom, upper ground floor flat offers a great deal of space and requires refurbishment throughout. Situated in a most convenient location within five minutes level walking distance of the town centre, Leas Promenade and high speed rail services for Ashford and London (57 minutes).

The accommodation comprises a large lounge with bay window and views over Augusta gardens, kitchen, large master bedroom with bay window to the front, second bedroom with views over Augusta Gardens and bathroom. The property is being offered to the open market with no forward chain.

UPPER GROUND FLOOR

ENTRANCE HALL

Doors leading to all rooms

LOUNGE 17'2" x 14'8" (5.23m x 4.47m)

KITCHEN 10'5" x 6'1" (3.18m x 1.85m)

BEDROOM ONE 16'5" x 14'8" (5.00m x 4.47m)

BEDROOM TWO 10'8" x 10'3" (5.00m x 4.47m)

BATHROOM

LEASE 999 year lease.

SERVICE CHARGE £900.00 per annum payable in two half yearly instalments.

GROUND RENT £4.00 per annum.

Tenure Leasehold

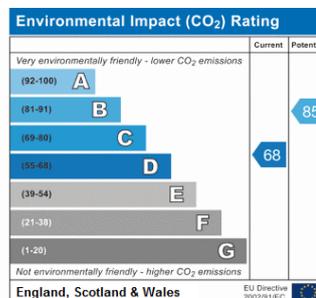
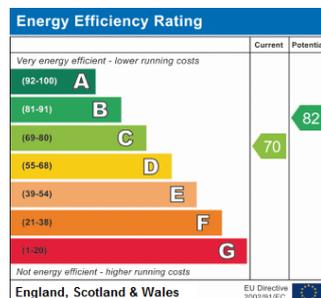
Postcode CT20 2TD

Viewings Strictly by appointment only -
Property Reference HWALD_008684

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

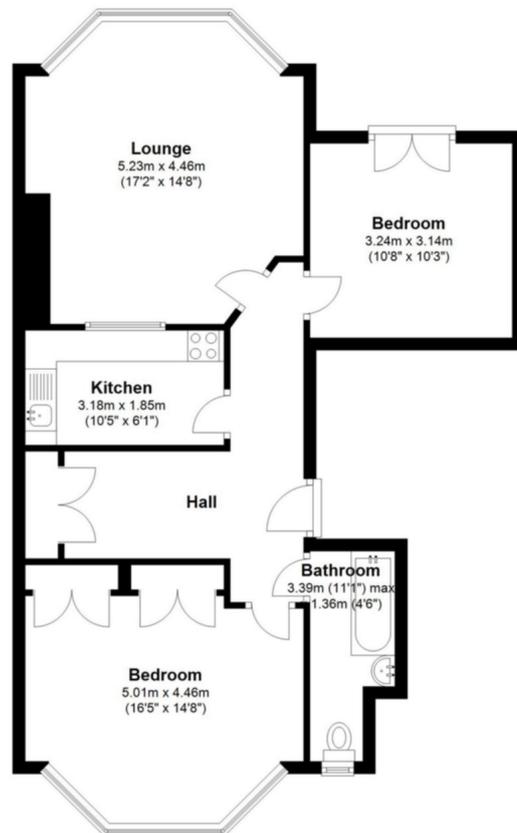




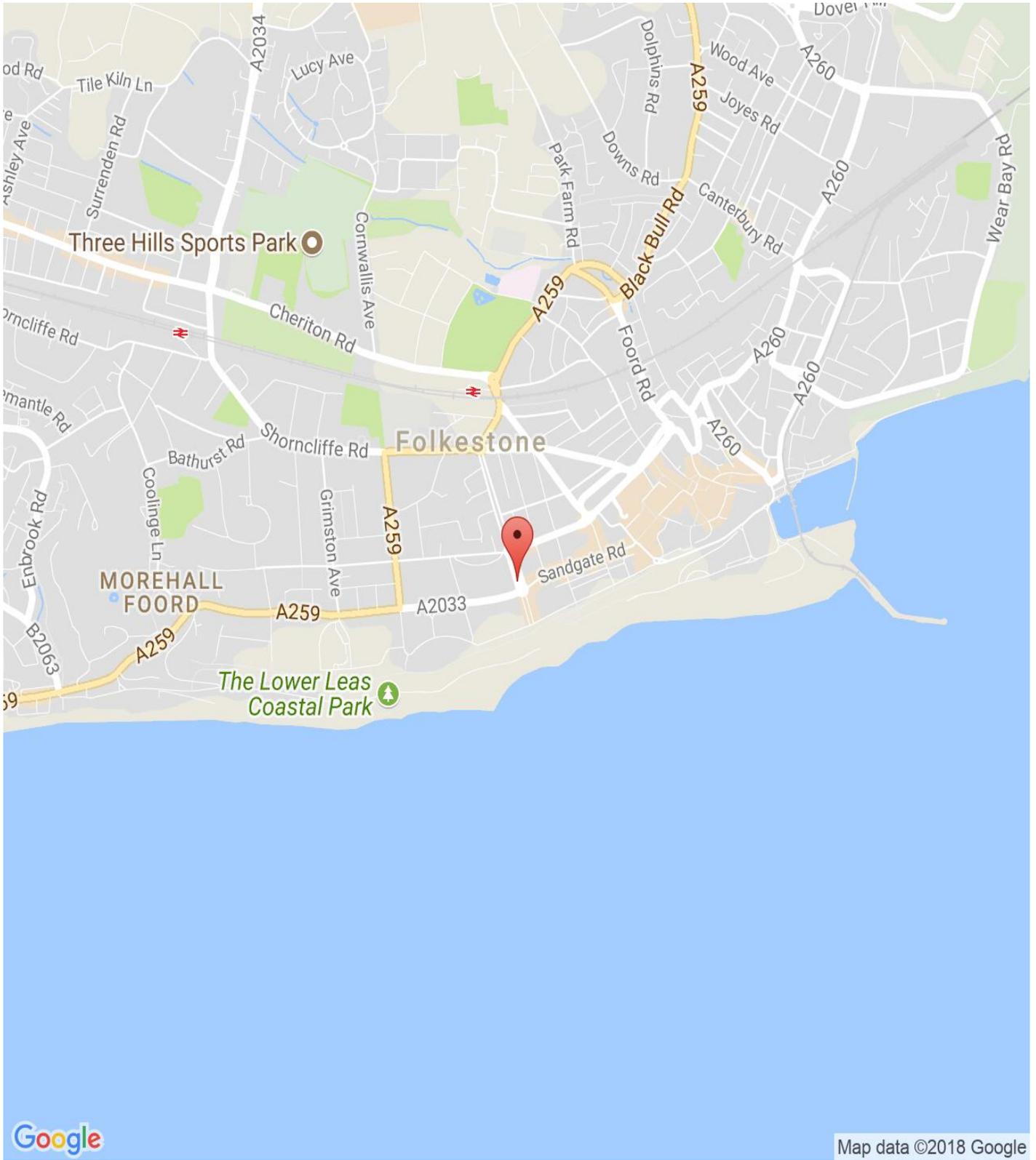


Ground Floor

Approx. 62.3 sq. metres (670.8 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 and 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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