



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



**18 LAWRENCE COURT, DOVER
ROAD, FOLKESTONE**

£110,000 Leasehold

**TWO BEDROOM PURPOSE BUILT
FLAT SITUATED IN LAWRENCE
COURT**

MOTIS180618 HW2105188819



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18 Lawrence Court, Dover Road Folkestone CT19 6QT

TWO BEDROOMS , PURPOSE BUILT , LOUNGE/DINER , SECOND FLOOR , PARKING SPACE , CLOSE TO FOLKESTONE TOWN CENTRE

Description

Two bedroom purpose built flat situated in Lawrence Court approximately a mile walking distance from Folkestone town centre and well situated for local shops, schools, bus services and Folkestone Central Train Station with its fast train services for Ashford and London.

The accommodation comprises:-

SECOND FLOOR

ENTRANCE HALL

LOUNGE/DINER 18'8" x 14'4" (5.69m x 4.37m)

Lovely bright room with electric fire in feature surround, electric heater, double glazed window,

Door to:-

KITCHEN 9'9" x 8'1" (2.97m x 2.46m)

Mix of wall and base units with roll edge worktops, tiled splashback, stainless steel sink and drainer, electric oven and hob, plumbing and space for dishwasher and washing machine. Storage cupboard.

BEDROOM ONE 11'6" x 10'1" (3.51m x 3.07m)

With built in wardrobes and high level wall cupboards, electric heater

BEDROOM TWO 11'7" x 7'1" (3.53m x 3.07m)

BATHROOM

With low level W.C., pedestal wash hand basin, panelled bath with shower over, tiled walls.

COUNCIL TAX

Band B.

ADDITIONAL INFORMATION

Service Charges & Ground Rent £1450 PA

Lease currently 70 years with option to be extended by current owner

Parking unallocated

Tenure Leasehold

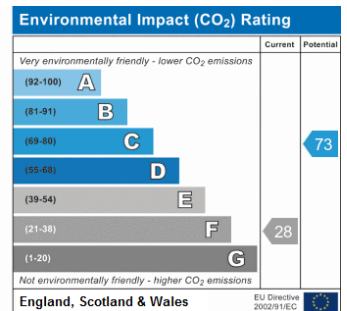
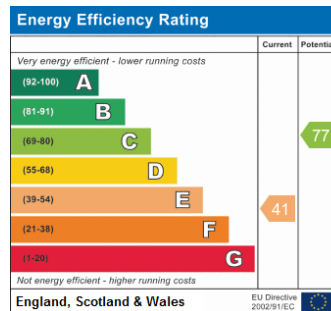
Postcode CT19 6QT

Viewings Strictly by appointment only -
Property Reference MOTIS_002297

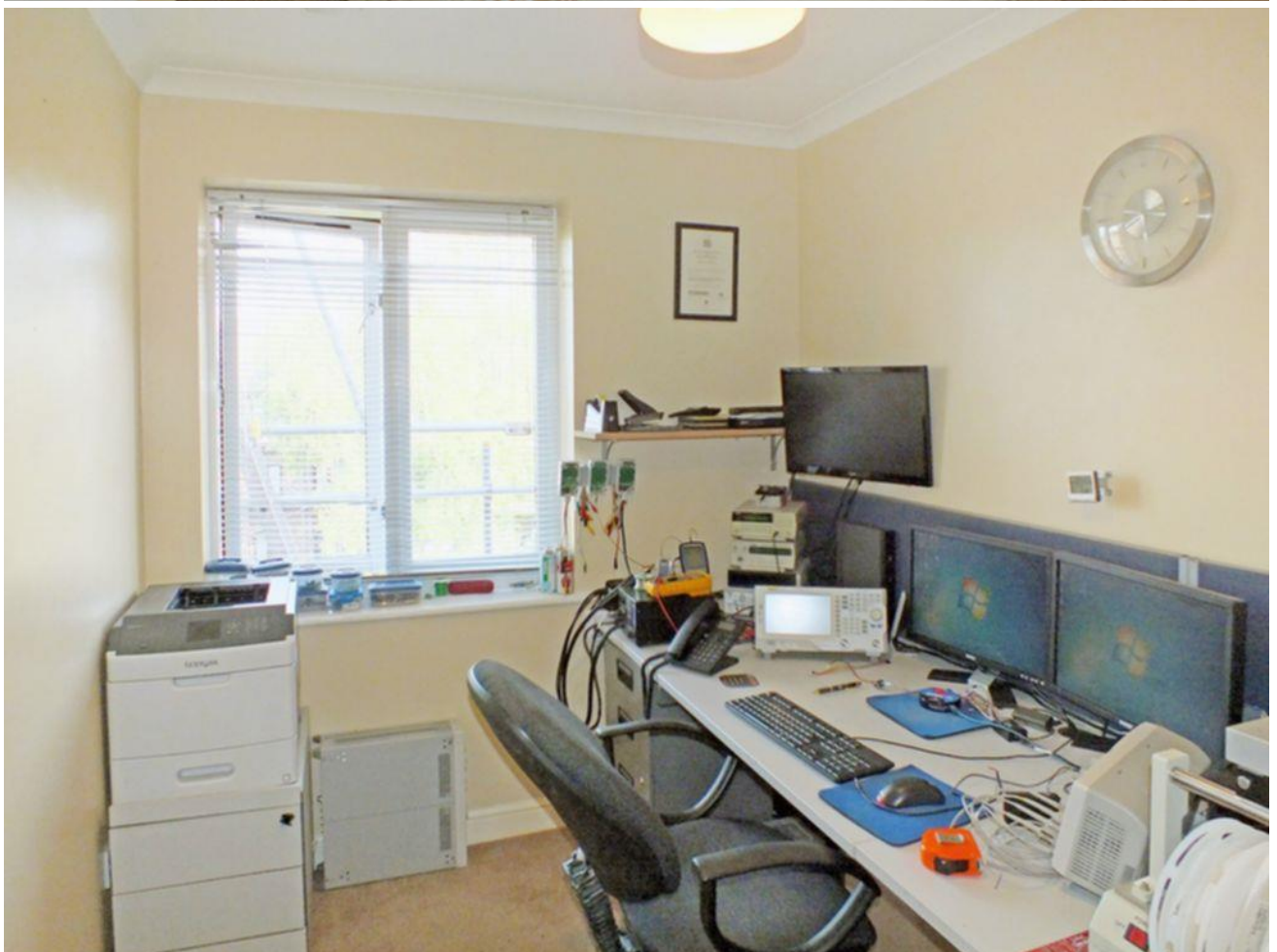
Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



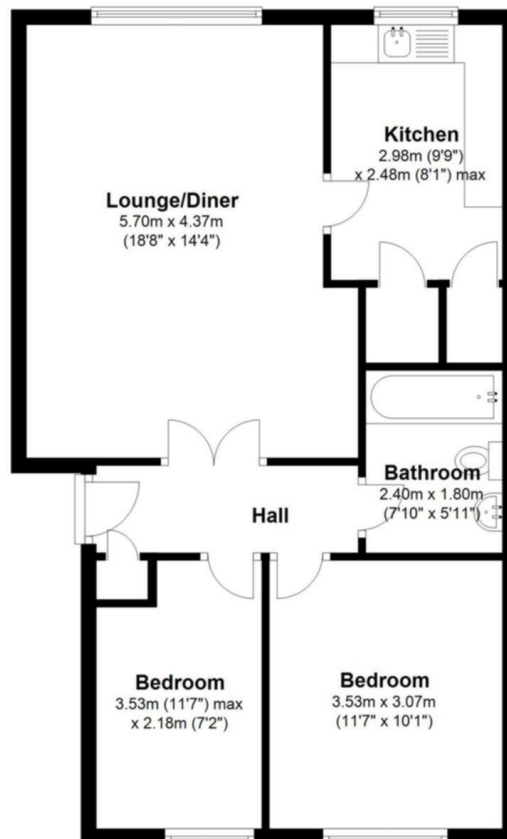






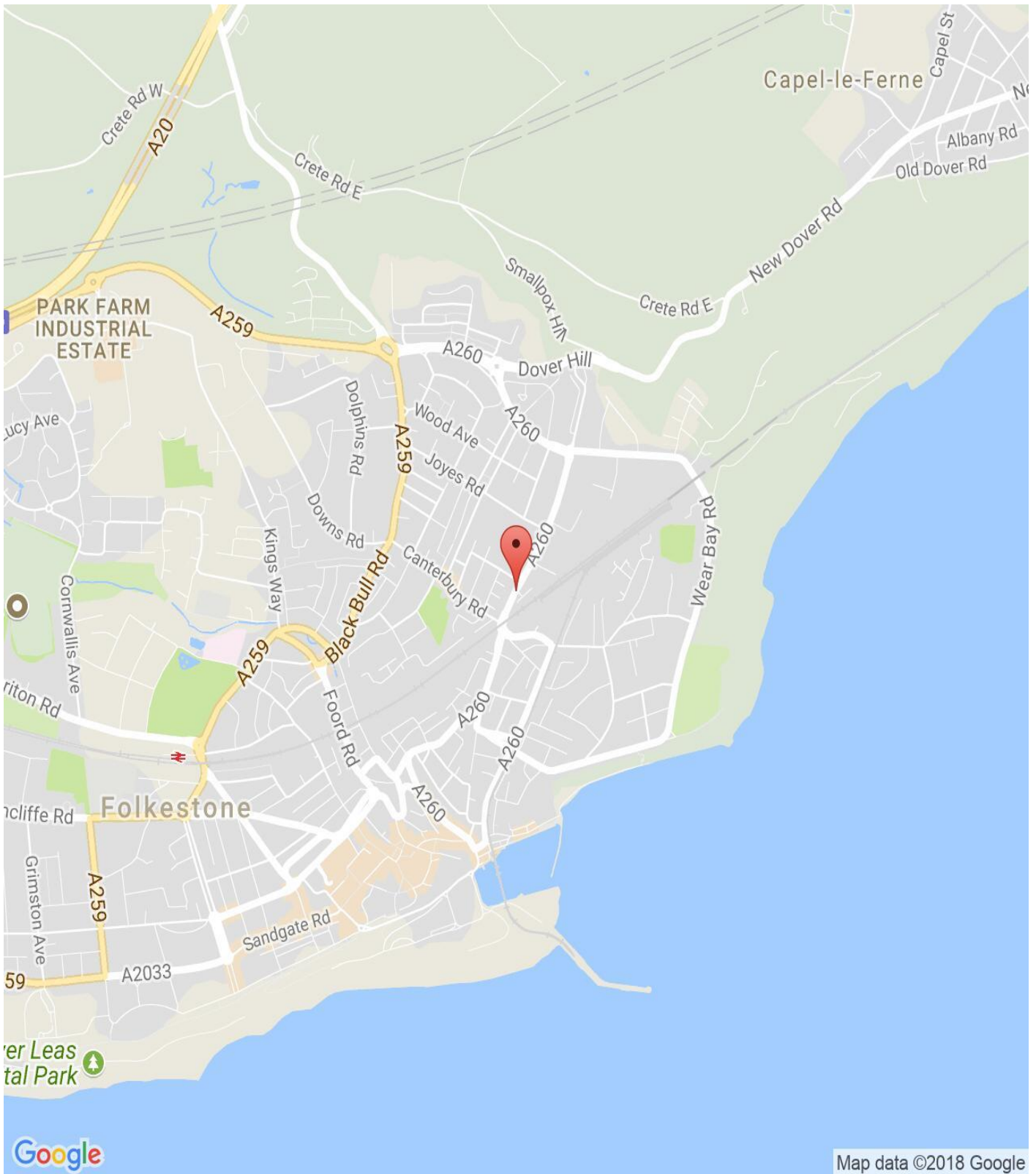
Second Floor

Approx. 62.5 sq. metres (672.6 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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