



**MOTIS**  
ESTATES  
Incorporating H. WALD & CO



Dream

**FOR SALE £190,000**

**KINGSNORTH GARDENS**

## First Floor Flat, Kingsnorth Gardens, Folkestone



### LOCATION

The town of Folkestone offers an array of shops, cafes, bars, restaurants, boutiques and a variety of supermarkets. There are plenty of pretty walking opportunities along the Leas Promenade, seafront and popular harbour.

Folkestone has great travel connections, The Highspeed train can be accessed from the two Folkestone stations which reaches London St Pancras in under an hour, the M20 motorway is close by offering a further easy route to the capital, and there are various bus services to Canterbury, Dover, Hythe and beyond.

The Channel Tunnel Terminal provides access to the Continent and is approx 3 miles away and Ashford International Passenger Terminal providing Eurostar services to Paris & Brussels is around 20 minutes by car. Education includes girls and boys grammar schools, with further state and private schools. Two universities are situated in Canterbury approx. 17 miles away.

**A COUPLE OF MINUTES WALK TO FOLKESTONE CENTRAL STATION   SPACIOUS TWO BEDROOM APARTMENT - FULLY REFURBISHED  
CLOSE TO TOWN CENTRE   GAS CENTRAL HEATING   SHARE OF FREEHOLD**

**DESCRIPTION**

Once inside you will notice the current owner has paid careful attention to detail to make sure each apartment has been finished to an incredibly high standard and is ready for the buyer to move in to without having to lift a finger.

This stunning first floor split level flat comprises;

Entrance hall leading through to the spacious lounge with a bay window and a fireplace. The fabulous fitted kitchen with white units offers plenty of worktop and cupboard space, a W.C. cloakroom, the bathroom which is mainly tiled and has the added benefit of a bath and a separate shower cubicle, the master bedroom which is a spacious room with plenty of light and the second bedroom.

We understand a new 999 year lease has been created with a 1/3 share of the freehold.

Offered to the market with no onward chain.

**Entrance Hall**

Lounge 19 11 x 12 2 (6.07m x 3.71m)

Kitchen 12 2 x 9 2 (3.71m x 2.8m)

Bedroom 1 12 10 x 12 1 (3.91m x 3.96m)

Bathroom

Bedroom 2 10 4 x 8 8 (3.15m x 2.64m)





## Split Level First Floor

Approx. 66.3 sq. metres (714.0 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		81	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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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