



**FOR SALE £210,000 - £220,000**  
**OLD SCHOOL COURT, FOLKESTONE**

**MAISONETTE – THREE BEDROOMS – WEST END LOCATION– RECENTLY REFURBISHED – LOUNGE/DINER –  
FITTED KITCHEN – SOUTH FACING REAR GARDEN – PARKING – 119 YEAR LEASE**



**LOCATION**

Old School Court is Situated in Folkestones West End. Close by is the Leas Promenade which offers pretty walking opportunities with uninterrupted views across the English Channel towards France.

The town of Folkestone offers an array of shops, cafes, bars, restaurants, boutiques and a variety of supermarkets. The lively seafront and harbour in particular have seen a lot of regeneration over the last few years, with more planned meaning there are plenty of places to eat, drink & relax.

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



## THREE BEDROOM MAISONETTE IN FOLKESTONE WEST END WITH PARKING

### **DESCRIPTION**

This recently refurbished maisonette forms part of the popular Old School Court development in the favoured Grimston Gardens area in Folkestone's West End.

The maisonette enjoys a very pleasant south facing outlook onto the rear patio garden at two levels. Once inside you will find a spacious entrance hall, the kitchen is light and airy and is fitted with a mix of neutral wall and base units, electric oven and hob, stainless steel sink/drainers and a glass panel serving hatch with breakfast bar. The lounge/diner lets in an abundance of light with double patio doors opening in to the garden. There is also the added benefit of a downstairs W.C.

Upstairs you will find the spacious master bedroom to the back overlooking the garden and a further two bedrooms. Each bedroom has built in storage. The bathroom comprises a white suite with W.C., wash hand basin and panelled bath with shower attached over. The maisonette has been fully re-wired, painted new carpets have been laid and is neutrally decorated throughout making it completely ready to move in to.

Outside the spacious garden is set out across two tiers where you are guaranteed plenty of sunshine all day long. There is the added bonus of a parking space which can be accessed via a lift making it easier than ever to access your front door when you've been shopping.





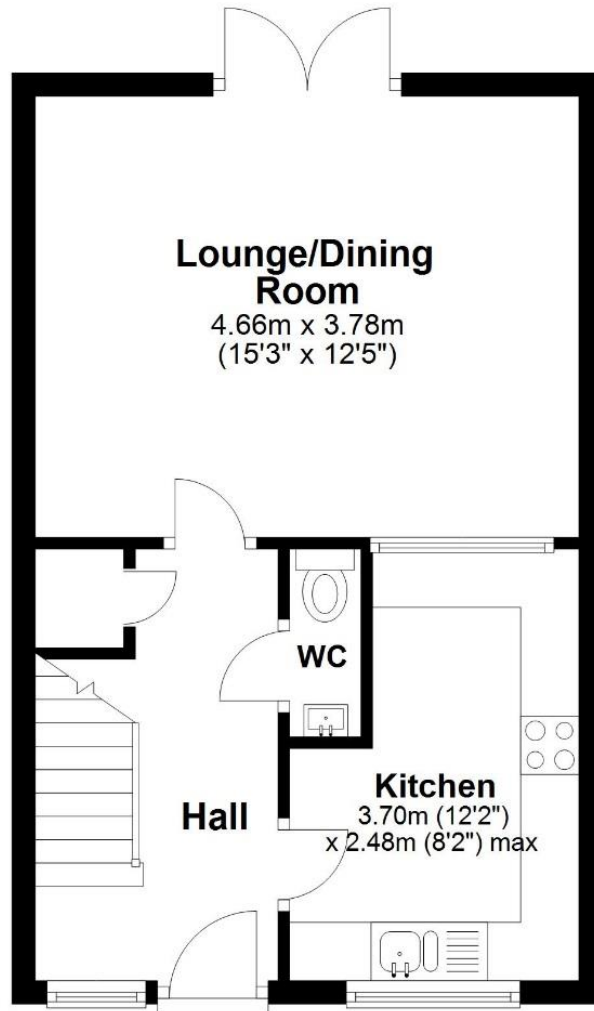






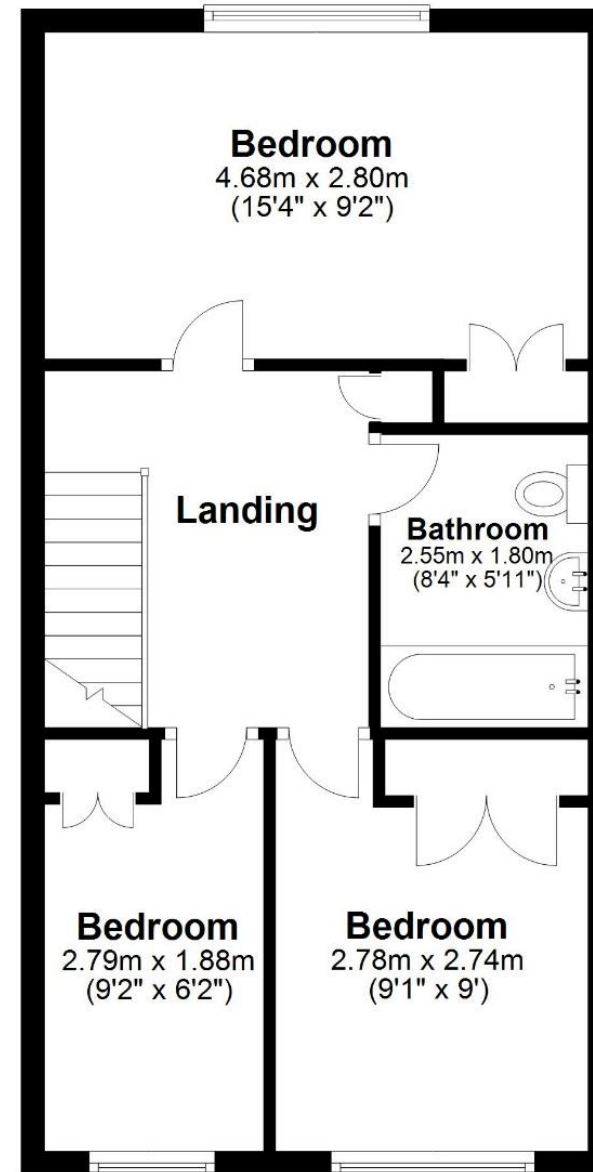
## Ground Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



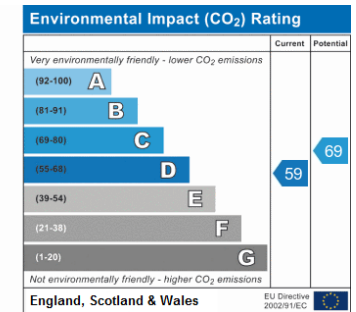
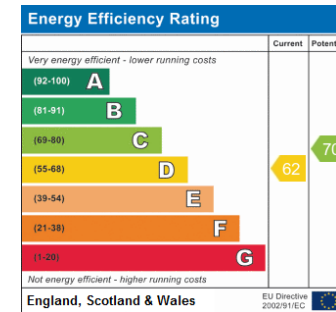
## First Floor

Approx. 42.9 sq. metres (462.0 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 any prospective purchaser.

Plan produced using PlanUp.



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.

**SERVICE CHARGE: £658.24 every 6 months.**  
**GROUND RENT: £37.50 every 6 months.**

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