



## 2 WILTIE GARDENS

**£495,000 Freehold**

**LARGE FREEHOLD PROPERTY CLOSE TO FOLKESTONE CENTRAL**

**Currently arranged as four separate flats on one freehold title, the property is offered to the market with no onward chain.**



## 2 Wiltie Gardens CT19 5AX

**FREEHOLD TITLE , FOUR FLATS , IN NEED OF MODERNISATION ,  
CLOSE TO STATION , SUITABLE FOR DEVELOPMENT , STPP**

### Description

Offered to the market with no onward chain, this large Victorian property, close to Folkestone Central train station is currently arranged as four separate flats on one freehold title and would best suit property developers looking for an investment. Overall, the property would benefit from improvement and is generally in need of modernisation.

Flat A: Located on the first floor. Accessed via a communal entrance (shared with Flat B), accommodation includes an entrance hall, lounge, kitchen diner, two bedrooms, bathroom, WC.

Flat B: Located on the second (top) floor. Accessed via a communal entrance on the first floor (shared with Flat A), stairs lead up to the split level flat, accommodation includes the landing, kitchen diner/lounge, master bedroom, lounge or second bedroom, bathroom.

Flat C: Located on the lower ground level. Recently refurbished maisonette with two entrances, Accommodation includes an entrance hallway, kitchen diner, lounge, three bedrooms (one with en-suite), bathroom.

Flat D: Located on the upper ground floor level. Maisonette with entrance to the front. Accommodation includes entrance hall, kitchen, lounge, two bedrooms, bathroom, WC.

Externally the property is offered with the small, walled garden to the front and there is a shared access strip to the side, shared with the properties behind.

Viewings strictly by appointment via Motis Estates - 01303 212020

EPC Ratings: Flat A - awaited Flat B - F (28) Flat C - C (71) Flat D - D (63)

**Tenure** Freehold

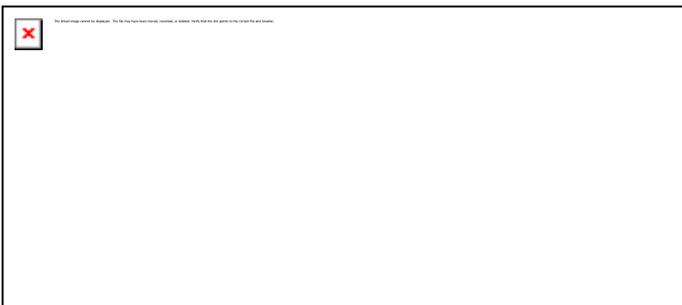
**Postcode** CT19 5AX

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_003783

### Opening Hours:

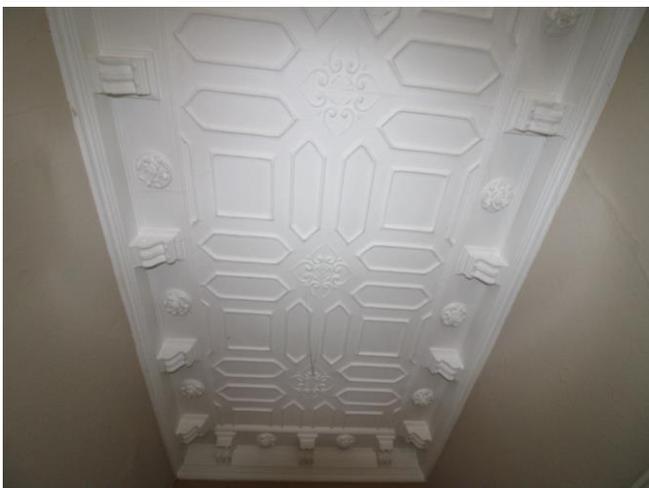
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00







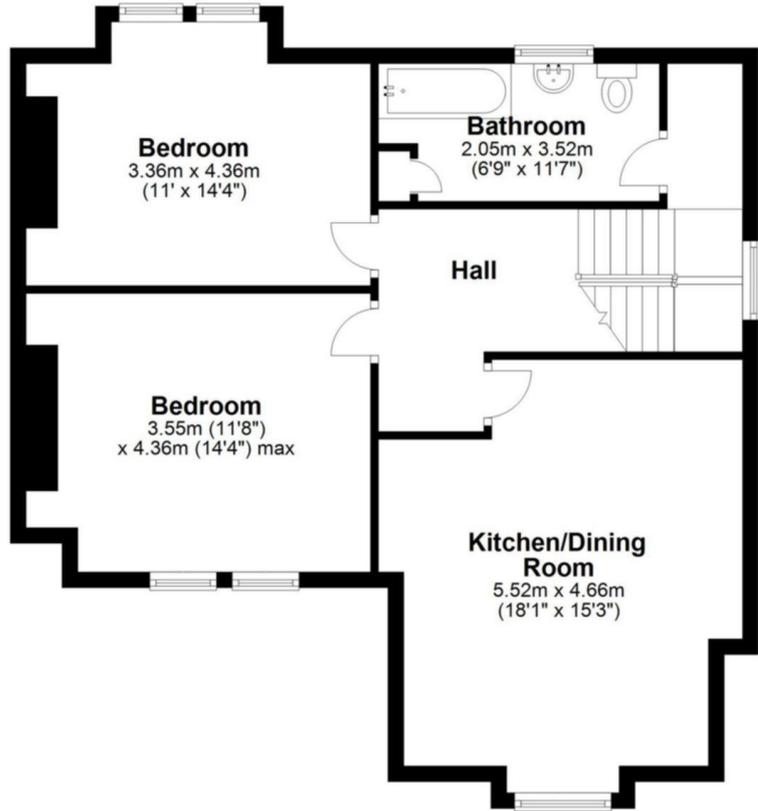
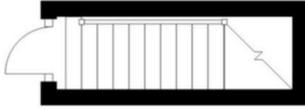


## Second Floor

Approx. 65.7 sq. metres (706.8 sq. feet)

## First Floor

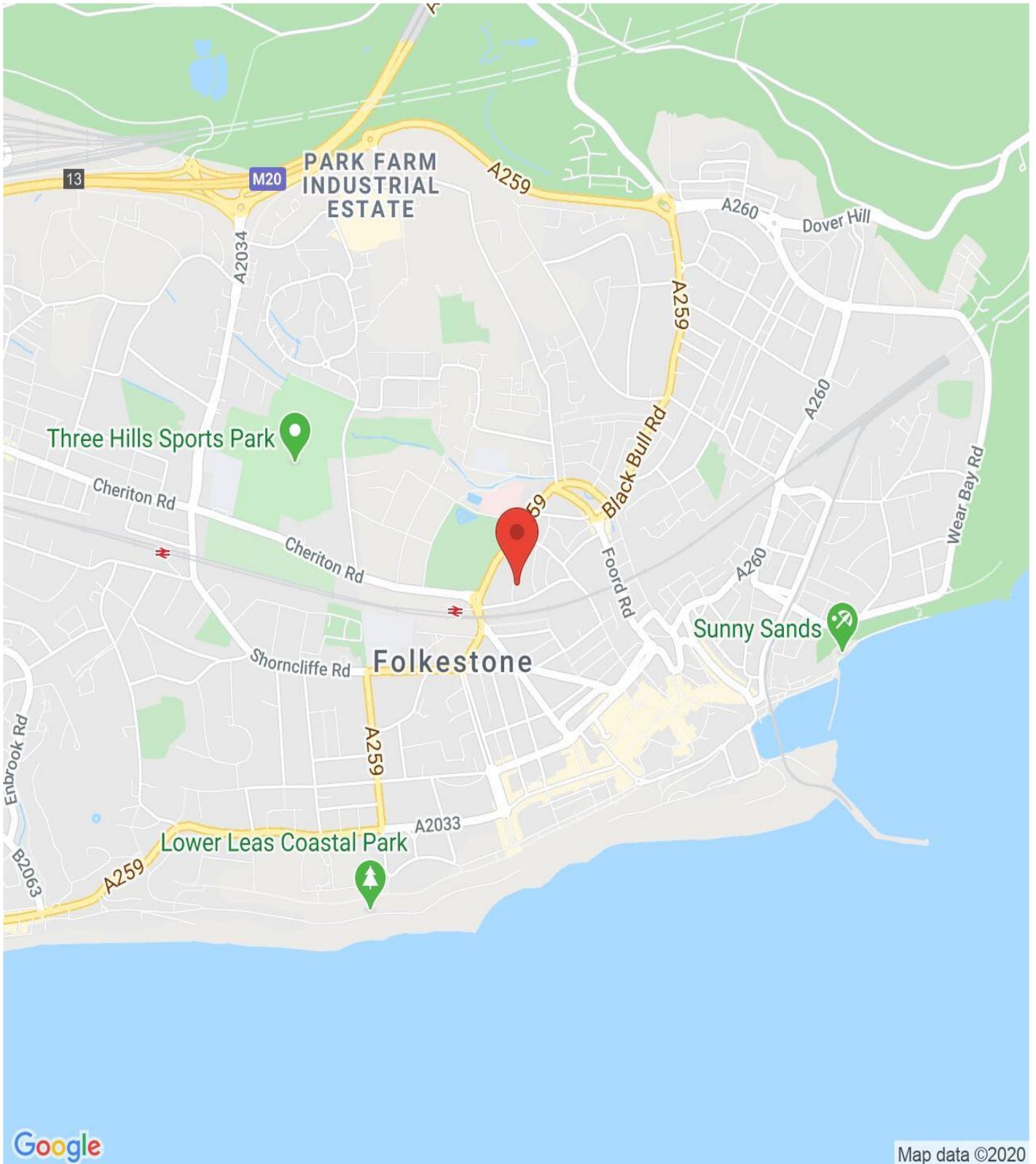
Approx. 2.8 sq. metres (29.9 sq. feet)



Total area: approx. 68.4 sq. metres (736.7 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.



**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.

RESIDENTIAL SALES

RESIDENTIAL LETTINGS

COMMERCIAL

PROFESSIONAL SERVICES



WWW.MOTIS-ESTATES.COM



Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co

Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS