



WOOD COTTAGE LANE, FOLKESTONE

£165,000 Leasehold

A well maintained one bedroom first floor maisonette with a private garden located in a quiet, convenient location.



Wood Cottage Lane Folkestone CT19 4QG

**ONE BEDROOM MAISONETTE , PRIVATE GARDEN , OFF ROAD
PARKING FOR TWO CARS , MODERN KITCHEN , NEUTRAL DECOR ,
NEWLY EXTENDED LEASE**

Description

A well maintained one bedroom first floor maisonette with a private garden located in a quiet, convenient location. The entry level is on the ground floor with stairs up to main heart of the home.

Straight ahead is a shower room comprising a WC, hand basin and shower cubicle. Tiled walls and hard flooring with a small window that lets in natural light. A large lounge/diner letting in floods of light and leads onto the kitchen and bedroom at the back of the property.

The modern fitted kitchen has wood effect units, black worktops with integrated cooker and 4 ring gas hobs with extractor fan and space for a washing machine and fridge/freezer. Tile surround splashback and hard flooring. The master bedroom is a good-sized double with built in cupboard space and fitted units surrounding the bed.

A low maintenance private garden fitted with patio and finished with small flower beds. A 2-car driveway and a workshop with electricity will also come with the property.

The property is neutrally decorated throughout making this a ready to move into home.

The leaseholder has served a section 42 notice therefore we expect the lease to be a 90-year extension to the current term at a peppercorn ground rent.

We understand from the vendor that the service charge is approximately £50 per annum.

Call Motis Estates on 01303 212020 to organise a viewing.

Tenure Leasehold

Postcode CT19 4QG

Viewings Strictly by appointment only -
Property Reference MOTIS_004553

Opening Hours:

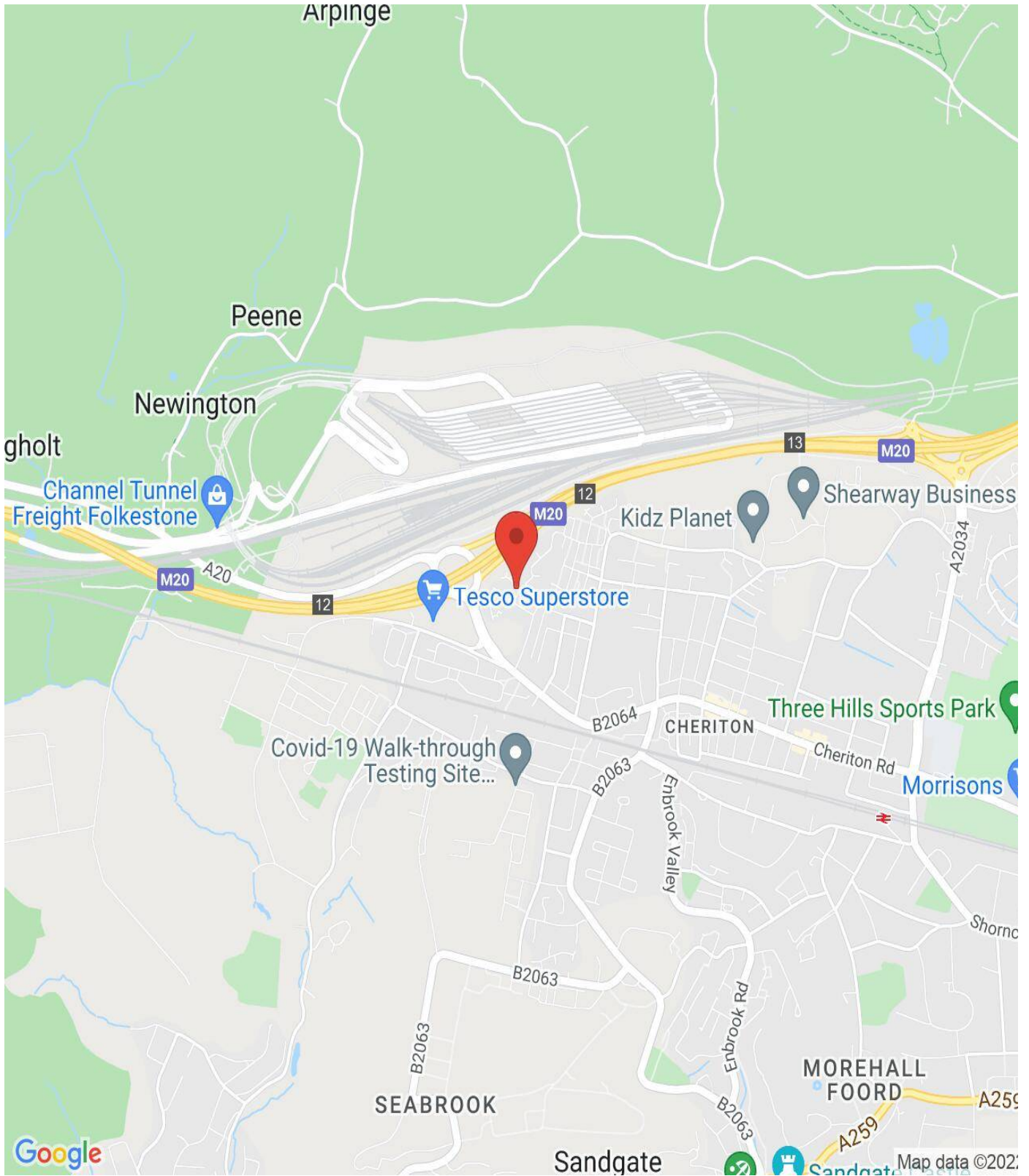
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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