



Marten Road

Folkestone CT20 2JR

- First Floor Apartment
 - Period Building
- Spacious Living/Dining Room
 - Luxury Bathroom
- Close To Town Centre
- Well Presented
- Two Double Bedrooms
- Modern Fitted Kitchen
 - High Ceilings
- Walking Distance Of Folkestone West Station

Asking Price £275,000 Leasehold - Share of Freehold





Mapps Estates are delighted to bring to the market this well presented first floor two bedroom apartment, located in the west end of Folkstone and within walking distance of Folkstone West train station for high speed access to central London. One of three apartments in a handsome period building on a tree-lined street, the property boasting high ceilings throughout and bespoke UPVC sash windows to the living room and kitchen. The well-proportioned accommodation comprises a private entrance hall, a spacious living/dining room, a modern fitted kitchen, a large master bedroom with a feature fireplace, a second double bedroom and a stylish bathroom with both bath and walk-in shower cubicle. An early viewing comes highly recommended.

Located in the fashionable west end of Folkstone and within easy reach of the town centre. Folkestone West mainline railway station is within easy walking distance giving high-speed services to London St. Pancras in just over 50 minutes. Five minutes' walk in the opposite direction takes you to the beautiful landscaped gardens of the Leas Cliff promenade, leading down to the seashore and Folkestone Harbour Arm which now offers a selection of eateries and pop up bars including a Champagne bar situated in the former lighthouse at the end of the pier. This area, being constantly improved and developed, now forms a really vibrant social area with great facilities. Turning back into the town you will find yourself in Folkestone's Creative Quarter, home to artists, creative businesses, independent boutiques and eateries. Both primary and secondary schooling is available in the area with grammar schools available for both boys and girls. In the main town centre itself, you will find an array of stores and independent shops along with several supermarkets. The M20 is also within easy access by car along with the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Communal Entrance Hall

Front entrance to communal entrance hall with motion sensor lighting, electric meter cupboard, stairs to first floor.

First Floor:

Private Reception Hall

Private entrance door opening to reception hall, frosted sash window, walk-in store cupboard with frosted sash window, fitted wooden worktop with space for tumble dryer under, consumer unit, entry phone, wood effect laminate flooring.

Living/Dining Room 16'7 x 13'6

With large front aspect bay window with bespoke fitted UPVC double glazed sash windows, coved ceiling, picture rail, vertical radiator, wood effect laminate flooring, open doorway through to kitchen.

Kitchen 12'8 x 6'9

With front aspect bespoke UPVC double glazed sash window, fitted kitchen with range of cream Shaker style store cupboards and drawers, wood effect square edge worktops with tiled splashbacks over, inset one and a half bowl stainless steel sink/drainage with mixer tap over, fitted four ring gas hob with extractor canopy over and electric oven under, integrated dishwasher, space for fridge/freezer, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, coved ceiling, picture rail, wood effect laminate flooring.

Bedroom 15'2 x 14'1

With rear aspect oriel window with large UPVC double glazed windows and window seat, feature fireplace, picture rail, coved ceiling, radiator.

Bedroom 12'6 x 6'7

With side aspect UPVC double glazed window, radiator.

Bathroom 10'2 x 6'11

With UPVC frosted double glazed window, panelled bath with mixer tap and wall-mounted shower attachment over, large walk-in shower cubicle with Aquaboarding, rainfall shower and separate hand-held shower attachment, pedestal wash hand basin, WC, part-tiled walls, coved ceiling, tile effect vinyl flooring, heated electric towel rail, radiator.

Lease:

We have been advised by our client that there is a 125 year lease from 2004 with share of freehold, also that there is no service charge in place; repairs are carried out on an 'as and when' basis and the costs are split equally between the three owners.





First Floor

Approx. 69.1 sq. metres (743.5 sq. feet)



Total area: approx. 69.1 sq. metres (743.5 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.