



## Plain Road

Folkestone CT20 2QF

- Modern Ground Floor Apartment
- Bathroom & En Suite Shower Room
  - Spacious Living Room
  - Courtyard Garden
- Ideal For London Commuters
- Two Bedrooms
- Kitchen/Diner With Integrated Appliances
- UPVC Conservatory
- Allocated Parking Space
- No Onward Chain

**Asking Price £229,995 Leasehold - Share of Freehold**





Mapps estates are delighted to bring to the market this well-presented modern two bedroom ground floor apartment located in the west end of Folkestone close to the town centre and within walking distance of Folkestone West train station for high speed rail services to London. These purpose-built apartment enjoys generous and well-proportioned accommodation throughout, comprising a reception hall, a spacious kitchen with integrated appliances, a dining area opening through to the living room, a UPVC conservatory, a master bedroom with built-in wardrobe and en suite shower room, a second bedroom and a bathroom. The property also enjoys a private paved courtyard garden to the rear and an allocated parking space next to the entrance. Being sold with no onward chain, an early viewing comes highly recommended.

Located in the fashionable west end of Folkestone 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.

#### **Front Entrance**

With pitched roof canopy and downlighter over, composite entrance door with frosted double glazed panels opening to reception hall.

#### **Reception Hall 14'6 x 3'3**

With coved ceiling, heating thermostat, fitted doormat, radiator.

#### **Bedroom 11'9 x 10'11**

With UPVC double glazed window, built-in wardrobe, coved ceiling, radiator, door to en suite shower room.



### **En Suite Shower Room**

With quadrant shower cubicle and Aqualisa shower, pedestal wash hand basin with mixer tap over, WC, shaver point, extractor fan, tile effect vinyl flooring, fully tiled walls, radiator.

### **Bedroom 10'1 x 8'3**

With UPVC double glazed window, fitted store cupboard housing wall-mounted Vaillant gas-fired combination boiler, consumer unit and hanging rail, coved ceiling, radiator.

### **Bathroom 7'4 x 4'10**

With shower bath with mixer tap, wall-mounted shower attachment and curved shower screen over, pedestal wash hand basin with mixer tap over, WC, extractor fan, tile effect vinyl flooring, fully tiled walls, chrome effect heated towel rail.

### **Kitchen/Diner 15'8 x 15' (max points)**

Irregular in shape, with two UPVC double glazed windows, square edged worktops with tiled upstands over, inset stainless steel sink/drainage with mixer tap over, four ring gas hob with brushed stainless steel splashback and extractor canopy over and electric oven under, range of fitted storage units comprising white wall-mounted cupboards and display cabinets and wood effect floor-standing store cupboards and drawers, integrated dishwasher, washing machine

and fridge/freezer, vinyl tiled flooring to kitchen area, coved ceiling radiator, dining area opening through to living room.

### **Living Room 14' x 11'9 (max points)**

With UPVC double glazed window, coved ceiling, radiator, UPVC double glazed windows and French doors to conservatory.

### **Conservatory 13'7 (max) x 9'4**

A UPVC conservatory with double glazed windows and French doors to courtyard garden, polycarbonate pitched roof, vinyl tiled flooring, wall light, radiator.

### **Outside:**

The apartment enjoys a paved courtyard garden to the rear, with a bin store area and back gate. To the front is a tarmac driveway providing one off-road parking space.

### **Lease & Service Charge:**

We have been advised there is the remainder of a 999 year lease. There is no set service charge. Works are carried out on an as and when basis and is split equally between the two flats in the building. There is no ground rent due to being share of freehold.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.