



## Holywell Ave

Folkestone CT19 6LD

- Two Double Bedroom
- Beautiful Sea Views
- Modern Bathroom
- Off Road Parking - First Come First Serve Basis
- Purpose Built Flat
- Open Plan Living Space
- No Onward Chain

**Asking Price £169,950 Leasehold**







Mapps Estates are delighted to bring to the market this two-bedroom, purpose-built apartment offering beautiful views over Folkestone and towards the English Channel. Ideal for first time buyers and investors alike, the property comprises an open plan living room/kitchen, two double bedrooms and a modern bathroom. With access to communal gardens and the benefit of being sold with no onward chain, viewing comes highly recommended.

Located in the popular residential area and within easy access to local shops and schooling nearby. Folkestone West mainline railway station is a short car journey away giving high-speed services to London St. Pancras in just over 50 minutes. Folkestone's Harbour Arm is in the nearby proximity and 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 real 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 supermarket chains. The M20 is also within easy access by car along with the Channel Tunnel Terminal and Port of Dover.

### **Communal Entrance**

With stairs to second floor.

### **Private Entrance Hall**

With wooden front door, built in linen cupboard housing hot water cylinder, additional storage cupboard, coved ceiling, doors to:

### **Open Plan living**

Comprising

### **Lounge Area 13'11 x 12'9**

With Upvc double glazed window to rear enjoying distant sea views, electric heater, coved ceiling, recessed spotlights.

### **Fitted Kitchen 9'1 x 8'9**

With a range of wall and base units, roll top worksurfaces, tiled splashbacks, inset one and a half bowl single drainer stainless steel sink with mixer tap over, space for fridge/freezer, inset four ring electric hob with electric oven under and extractor over, space and plumbing for washing machine, space for tumble dryer, wood effect laminate flooring, coved ceiling, recessed spotlights, two Upvc double glazed windows to rear enjoying distant sea views.

### **Bedroom 8'10 x 8'4**

With Upvc double glazed window to front, electric storage heater, coved ceiling, built in double cupboard.

### **Bedroom 12'2 x 9'9**

With Upvc double glazed window to rear and side, electric heater, coved ceiling, built in double cupboard.

### **Modern Bathroom 8'9 x 4'10**

A white suite comprising panelled bath with electric shower over and folding screen to side, low level WC, vanity wash hand basin with mixer tap over, storage cupboard under, tiled floor, part tiled walls, chrome effect heated towel rail, recessed spotlights, extractor fan.

### **Outside:**

The property has the advantage of a communal grassed area with use and access to washing lines. There is also the benefit of off road parking spaces on a first come first serve basis.

### **Lease**


We have been advised there is the remainder of a 999 year lease.

### **Service Charge & Ground Rent**

We have been advised the service charge is approximately £1200 per annum with a peppercorn ground rent.





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>		73
(55-68) <b>D</b>	65	
(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 	

**Mapps Estates Sales Office**

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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.