



Plain Road

Folkestone CT20 2QF

- Modern Maisonette
- Accommodation Over Three Floors
 - Spacious Living Room
 - Allocated Parking Space
 - Ideal For London Commuters
- Three Double Bedrooms
- Kitchen/Diner With Integrated Appliances
 - Bathroom & En Suite Shower
 - Close To Town Centre
 - No Onward Chain

Asking Price £275,000 Leasehold - Share of Freehold





Mapps Estates are delighted to bring to the market this well-presented, modern three bedroom maisonette 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. This purpose-built property enjoys generous and well-proportioned accommodation throughout, comprising a reception hall, a spacious kitchen/diner with integrated appliances and opening through to the living room, two double bedrooms and a bathroom to the first floor, and a spacious master bedroom on the top floor with an en suite shower room. The property also enjoys an allocated parking space next to the front 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.

Ground Floor:

Front Entrance

With pitched roof canopy over, built-in store room to side with power points, composite front door with inset frosted double glazed panels and UPVC frosted double glazed windows to both sides, opening to reception hall.

Reception Hall

With fitted doormat, stairs to first floor, built-in store cupboard with consumer unit, dado rail over stairs, coved ceiling, radiator.

First Floor:

Landing

With stairs to top floor, heating thermostat, built-in store cupboard, wall light, coved ceiling, radiator.

Kitchen/Diner 15'3 (max) x 15'2

Irregular in shape, comprising a fitted kitchen with a contrasting range of cream gloss finish and wood effect store cupboards, rolltop work surfaces with matching upstands and concealed lighting over, inset stainless steel sink/drainage with mixer tap and rear aspect UPVC double glazed window over, Bosch four ring ceramic hob with splashback and Bosch extractor canopy over and Bosch electric oven under, integrated Bosch fridge/freezer, integrated Bosch dishwasher, space and plumbing for washing machine, space for dining table with pendant lighting over, coved ceiling, wood effect vinyl flooring, radiator, opening through to living room.

Living Room 14' x 11'9

With rear aspect UPVC double glazed window, feature wall panelling, coved ceiling, radiator.

Bedroom 13'3 x 13' (max)

Irregular in shape, with front aspect UPVC double glazed window, feature wall panelling, twin fitted wardrobes with hanging rails and shelves over, coved ceiling, radiator.

Bedroom 13'8 x 8'3

With rear aspect UPVC double glazed window, wood effect wall panelling to one wall, coved ceiling, radiator.

Bathroom 7'3 x 4'11

With shower/bath with mixer tap, wall-mounted shower attachment and curved shower screen over, pedestal

wash hand basin with mixer tap, fitted mirror and vanity light/shaver point over, WC, fully tiled walls, extractor fan, chrome effect heated towel rail, tile effect vinyl flooring.

Top Floor:

Small Landing

With Velux window, coved ceiling and door to bedroom.

Bedroom 22'11 x 19'2 (max points)

With some restricted head height, three Velux windows with fitted blinds, loft hatch, eaves store cupboard housing wall-mounted Vaillant gas-fired combination boiler, two radiators, door to en suite shower room.

En Suite Shower Room 7'10 x 6'1

With Velux window, quadrant shower cubicle with Aqualisa shower, pedestal wash hand basin with mixer tap over, shaver point, WC, extractor fan, fully tiled walls, chrome effect heated towel rail, tile effect vinyl flooring.

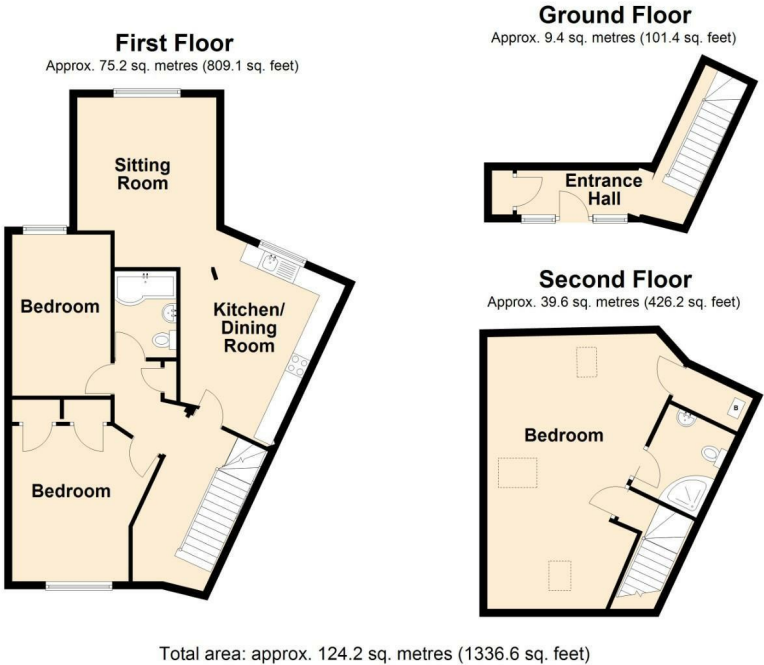
Outside:


The property enjoys a tarmac off-road parking space to one side and a brick block paved pathway to the front entrance.

Lease & Service Charge Details:

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) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(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.