



Earls Avenue

Folkestone CT20 2HG

- First Floor Apartment
- Close To Town Centre & Train Station
- Two Double Bedrooms
- Fitted Kitchen
- Prime Location
- Ideal For London Commuters
- Spacious Lounge/Diner
- Shower Room & WC

Guide Price £210,000 Leasehold - Share of Freehold





GUIDE PRICE £210,000 - £220,000

Mapps Estates are delighted to bring to the market this spacious first floor two bedroom apartment located within walking distance of the town centre and train station for high speed access to London St Pancras. The well proportioned accommodation comprises a reception hall, a large lounge/diner with a high ceiling and feature bay window looking onto the tree-lined avenue below, a fitted kitchen, two double bedrooms, a shower room and a separate WC. 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:

Communal Entrance

With steps up to composite front door opening to communal entrance hall with stairs to first floor.

First Floor:

Private Entrance Hall

With wooden entrance door and entry phone.

Lounge/Diner 22'9 (max) x 15'3

With large front aspect bay window with UPVC double glazed windows looking along Earls Avenue, picture rail, coved ceiling, radiator.

Kitchen 11'5 x 6'6

With front aspect UPVC double glazed window, range of cream Shaker style store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainers with mixer tap over, four ring gas hob with extractor canopy over and electric oven under, space for fridge/freezer, space and plumbing for washing machine, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler fitted in November 2024, vinyl flooring, radiator.

Bedroom 15'2 x 10'9

With two rear aspect UPVC double glazed windows, picture rail, coved ceiling, radiator.

Bedroom 14'1 x 10'4

With rear aspect UPVC double glazed window, picture rail, coved ceiling, radiator.

Shower Room 7'7 x 5'1

With UPVC frosted double glazed window, large fully-tiled walk-in shower enclosure, pedestal wash hand basin with mixer tap and tiled splashback, vinyl flooring, chrome effect heated towel rail.

Cloakroom

With two frosted sash windows, WC with high level cistern, pedestal wash hand basin with splashback, vinyl flooring, radiator.

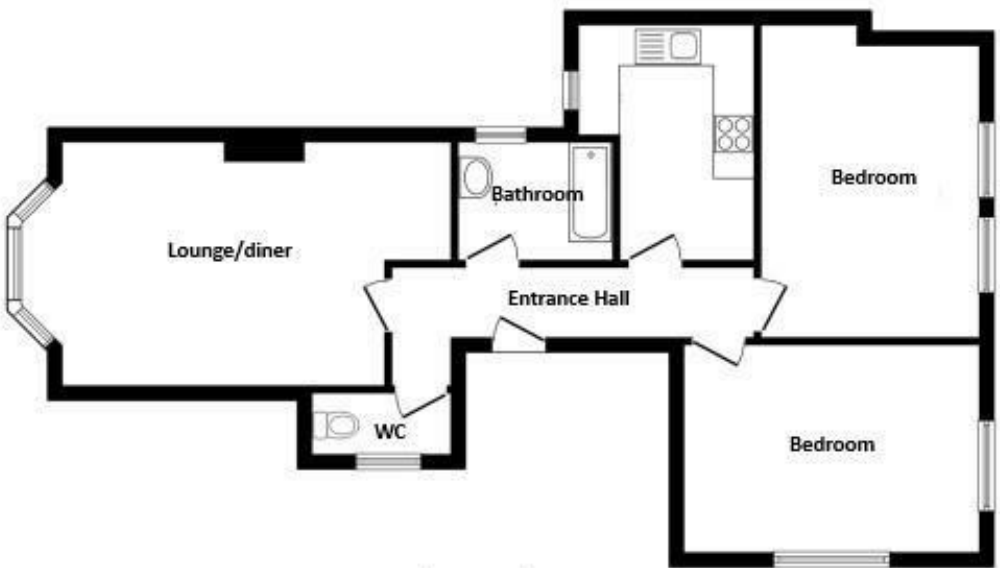
Lease:

We have been advised that there are approximately 960 years remaining on the lease with a one fifth share of freehold.

Service Charge & Ground Rent:

We have been advised that the service charge is approximately £1200 per annum, with no ground rent due to being sold with a one fifth share of the freehold.





Floor Plan
Floor area 69.9 m² (753 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.