



1 Stocker Court, Paxton Avenue,
Hawkinge, Folkestone, CT18 7SH
£205,000 NO CHAIN

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1 Stocker Court

Paxton Avenue, Hawkinge, Folkestone

A well located purpose built ground floor apartment constructed in 2009 and set in a small modern block with only three floors consisting of 6 similar properties. **NO CHAIN.**

Situation

Paxton Avenue is situated on the innovative Bayeuxfields Development within Terlingham Village in Hawkinge. Close by are a number of walks and rides over surrounding countryside. The village of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and an excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

Stocker Court Hawkinge is located on the popular Paxton Avenue area which was originally constructed by Pentland Homes for modern executive style living. The apartments all benefit from upvc double glazing, quality fixtures and fittings, security entry phone and allocated off road parking. They have been superbly designed with an open-plan living accommodation to include communal entrance hall, apartment entrance hall, generous sitting/dining room, Paula Rosa fitted kitchen with integral full size dishwasher, gas hob and eye level electric oven. There are two double

bedrooms and a family bath/shower room. This super executive apartment is carpeted throughout and decorated in a neutral design. An early viewing is highly recommended.

Outside

Allocated parking space and a shared visitor space.

Services

All main services are understood to be connected to the property.

Lease Details - 125 years from new with approx. 110 years remaining.

Maintenance Charge - Approx £2,503.33 paid in two instalments of £1,251.66 in January and one in July.

Ground Rent - £250.00 per year. PLEASE NOTE OUR CLIENT IS PREPARED TO PAY THE FIRST YEARS MAINTENANCE AND GROUND RENT.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure Leasehold

Current Council Tax Band: B
EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hallway

15' 7" x 3' 6" (4.75m x 1.07m)

Bedroom One

12' 6" x 10' 2" (3.81m x 3.10m) measured into wardrobes

Sitting / Dining Room

16' 5" x 14' 11" (5.00m x 4.54m)

Kitchen

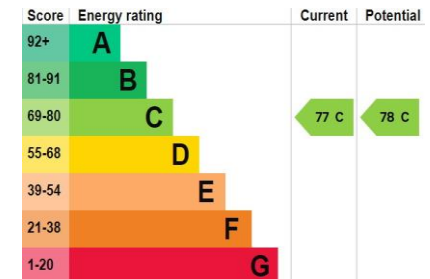
10' 5" x 10' 0" (3.17m x 3.05m)

Bedroom Two

11' 0" x 10' 4" (3.35m x 3.15m) narrowing to 8'1 (2.46m)

Bathroom

8' 2" x 6' 3" (2.49m x 1.90m)



135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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