



Flat 3 Memorial Mews, Aerodrome Road,
Hawkinge, Folkestone, CT18 7RQ
Guide Price £135,000

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Flat 3 Memorial Mews, Hawkinge

A ground floor purpose built one bedroom apartment with off road parking in a convenient and sought after village location. **NO CHAIN.**

Situation

The property is ideally located within the popular semi-rural town of Hawkinge. Close by are a number of walks and rides over surrounding countryside. 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 town 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

Flat 3 is located on the ground floor of a purpose built two storey building. The property is part of a development consisting of one bedroom ground floor and first floor apartments set in the popular town of Hawkinge. The apartment benefits from upvc double glazing, electric heating, sprinkler system, designated parking along with visitors parking and is considered economical to run. Emphasis is on open plan living, having a large reception room with a fitted kitchen to one corner, a spacious shower room/WC and a double bedroom with built-in wardrobes are off this reception room.

This would make an ideal first home or investment and an early viewing is highly recommended.

Outside

There are designated parking bays to the front of the building while at the rear is an area of paved garden with a rotary washing line.

Services

Electric heating and mains water.

Leasehold - approx 984 years remaining
Service Charge - £638 per annum (TBC)
Ground Rent - £100 per annum (TBC)

Local Authority

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

Tenure

Leasehold

Current Council Tax Band: **A**

EPC Rating: **C**

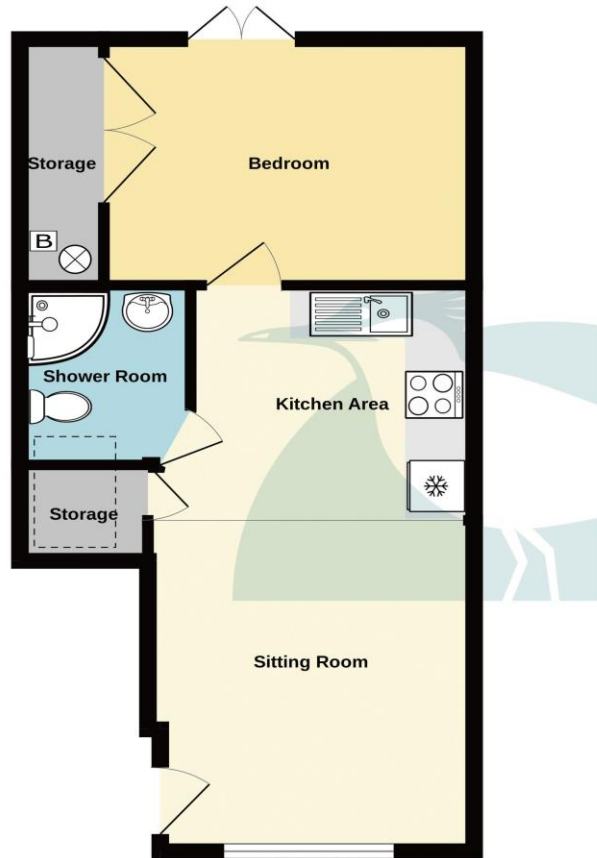
Agents Note

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
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.6 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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Communal Entrance Hall

Sitting Room / Kitchen Area

21' 3" x 10' 11" (6.47m x 3.32m)

Shower Room

6' 9" x 5' 9" (2.06m x 1.75m)

Bedroom

12' 5" x 9' 3" (3.78m x 2.82m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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