



Flat 3, 2 Atkinson Road
Hawkinge, Folkestone, CT18 7SB
£200,000

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Flat 3, 2 Atkinson Road, Hawkinge, Folkestone

A spacious light and modern apartment with two bedrooms, fitted bathroom and a super light, open plan sitting/dining room with extensive fitted kitchen situated in a popular location with allocated parking.

Situation

Atkinson Road is located on the outskirts of Hawkinge while close by are a number of walks and rides over the surrounding idyllic countryside. The village of Hawkinge itself boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a Care Home. Leisure and socialising activities within the village include the Community Centre, Village Hall, Mayfly Public House, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. Bus services run to both the coastal port of Folkestone to the south and, to the north via the A2, to 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 reduces travel time from Folkestone to London St Pancras via Ashford to some 59 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

This is a light and spacious apartment situated on the top floor of this modern purpose built three storey building. Constructed by the reputable builders Pentland Homes and benefiting from quality fixtures and fittings along with upvc double glazing and gas fired central heating. This deceptively spacious property is focused around open plan living and should be viewed at your earliest convenience. Allocated parking for one vehicle.

Outside

Outside is an area designated for parking, along with several visitor spaces. A locked outbuilding offers additional storage space for bikes etc.

Services

All main services are understood to be connected.

Local Authority

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

Tenure

Leasehold

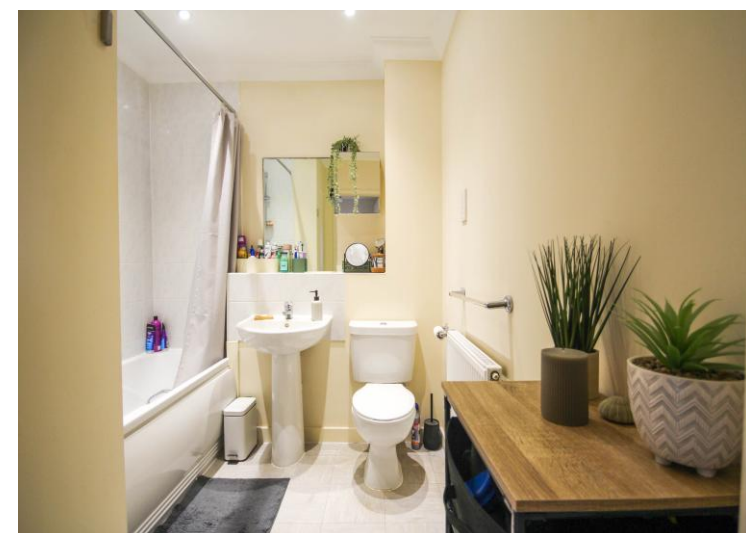
Service Charge - £3190 per annum
Ground Rent - £526.96 per annum

Current Council Tax Band: B

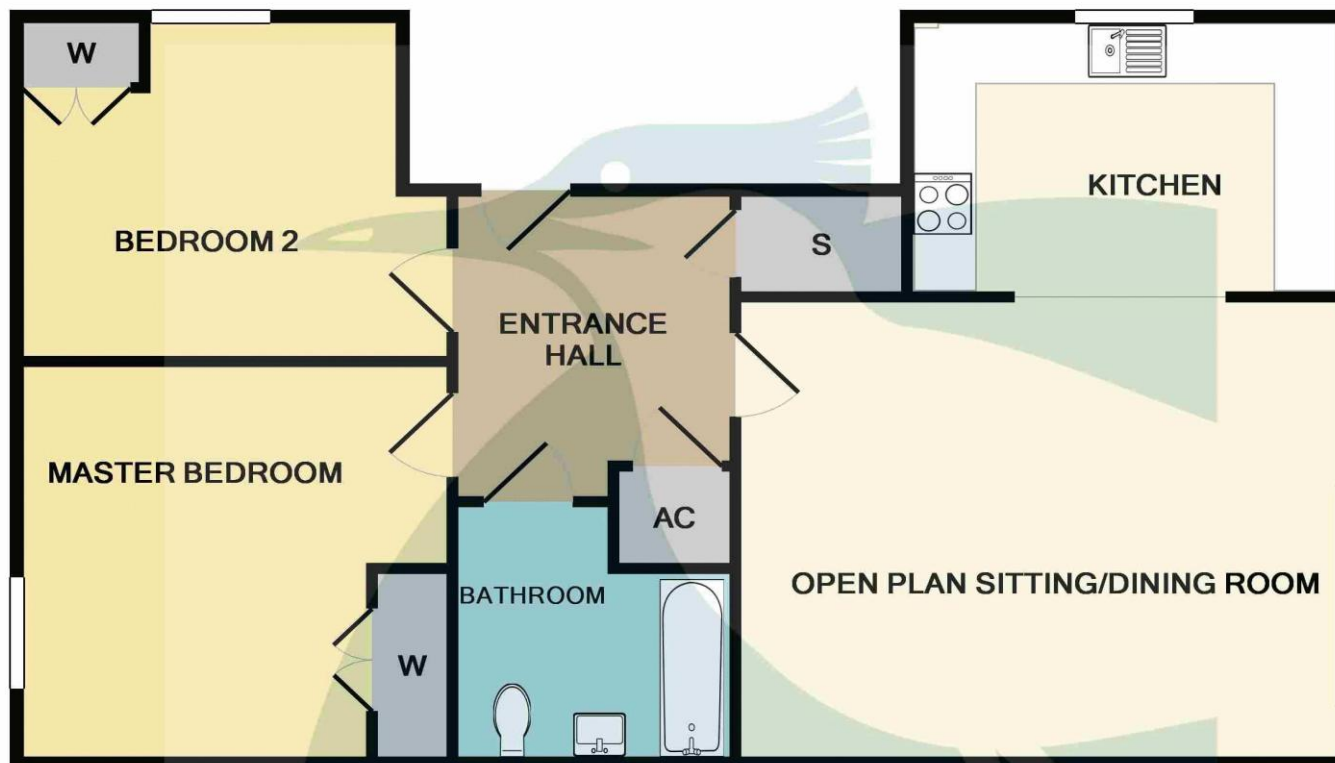
EPC Rating: C

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**



Entrance Hall

Kitchen

11' 10" x 8' 9" (3.6m x 2.7m)

Open Plan Sitting/Dining Room

16' 11" x 13' 9" (5.2m x 4.2m)

Master Bedroom

12' 2" x 11' 9" (3.7m x 3.6m)

Bedroom Two

12' 2" x 10' 2" (3.7m x 3.1m)

Bathroom

7' 11" x 7' 2" (2.4m x 2.2m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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