



Flat 12, BirchWood House, 13 Defiant Close
Hawkinge, Folkestone, CT18 7SU
Offers in Excess of £200,000

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Flat 12

Birchwood House, 13 Defiant Close,

A spacious executive-style top-floor apartment with two double bedrooms, generous open-plan sitting/dining room and parking.

Situation

Defiant Close is ideally situated in the innovative development namely Terlingham Forum within the bustling and popular village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. Hawkinge offers a wide range of essential facilities, including a Tesco Express, Lidl Superstore, two pharmacies, a doctors' surgery, dental practice, two primary schools, a Post Office, and a well-equipped care home. For leisure and social activities, Hawkinge features an active community centre and village hall, the Mayfly restaurant, a coffee shop, and a selection of takeaway options. A regular bus service connects Hawkinge to the coastal port of Folkestone to the south, and to the cathedral city of Canterbury to the north via the A2. Both destinations offer excellent shopping, recreational, and educational facilities, along with mainline train services to London. The High-Speed rail link is also available from Folkestone, providing fast connections to London St Pancras via Ashford. The property is conveniently located just a short drive from the Channel Tunnel terminal at Cheriton and the M20 motorway, making it ideal for commuters and frequent travellers.

The Property

This immaculately presented, light and airy south facing top-floor apartment is set within a modern, executive-style, purpose-built building, completed in 2014 by the reputable Pentland Homes. The development benefits from a modern communal lift, UPVC double glazing, and gas-fired central heating throughout. Designed with a contemporary open-plan layout, the kitchen/sitting/dining area provides a spacious and practical living space, perfect for modern lifestyles. The wide entrance hall offers ample storage, featuring two deep built-in cupboards. There are two double bedrooms, one of which includes built-in wardrobes, and a modern

bathroom. Externally, the property comes with one allocated parking space, along with additional visitor parking.

Outside

Communal Area – A spacious communal entrance hall with stairs and lift facilities and doors to both the front and rear of the building providing convenient access to the parking area and designated refuse storage area with recycling facilities, along with a separate locked storage space for bikes or personal belongings.

Parking – The property benefits from one allocated parking space, with additional visitor parking available within the development.

Services

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

Local Authority

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

Tenure

Leasehold

Current Council Tax Band: B

EPC Rating: B

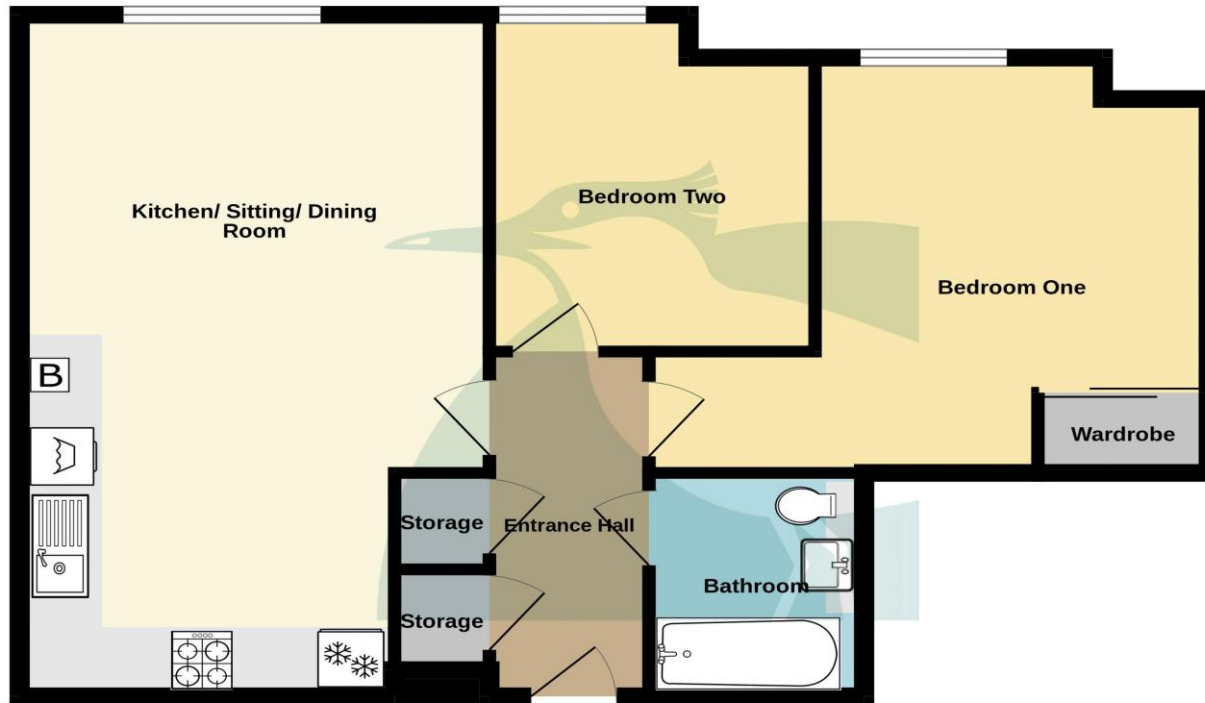
Agents Note

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**

Second Floor 687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.8 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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Entrance Hallway
11' 6" x 4' 8" (3.50m x 1.42m)

Kitchen/Sitting/Dining Room
22' 9" x 13' 8" (6.93m x 4.16m) Narrowing to 10'11" (3.32m)

Bedroom One
13' 3" x 11' 6" (4.04m x 3.50m)

Bedroom Two
10' 9" x 9' 6" (3.27m x 2.89m)

Family Bathroom
7' 6" x 6' 3" (2.28m x 1.90m)

Lease and Service Charge
986 years lease remaining
Annual Service Charge: £2082
Ground Rent: £70

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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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