

Constancia Court, Folkestone

- EPC - D
- 2 BEDROOMS
- WALKING DISTANCE TO TOWN
- BEAUTIFULLY PRESENTED
- LEASE LENGTH - 945 YEARS
- SHARE OF FREEHOLD
- CLOSE TO AMENITIES
- PARKING TO REAR
- COUNCIL TAX - B
- SERVICE CHARGE - 125.00pm

Offers In Excess Of £180,000

HUNTERS®

HERE TO GET *you* THERE

Constancia Court, Folkestone

DESCRIPTION

Hunters are pleased to offer for sale this beautifully presented two bedroom apartment on the second floor, situated in the popular area of Cheriton Road, Folkestone.

The property offers a light and airy living space, the benefit of shared off-street parking in a garage, comprising two spacious bedrooms, open plan living with a fitted kitchen and a beautifully presented bathroom.

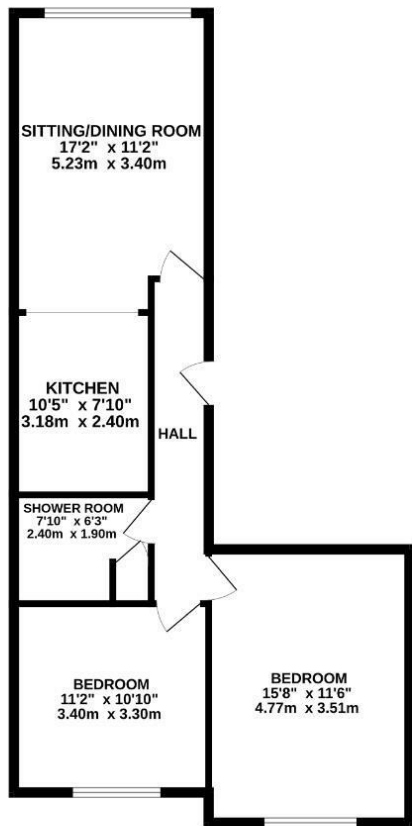
Benefits include modern electric heating, lift access, shared parking in a garage to the rear which is accessed via locked gate from Claremount Road. SHARE OF FREEHOLD

The property is ideally placed for Kingsnorth Gardens and the Folkestone Central railway station offering a 55-minute journey to St. Pancras International, together with the town close by and all the individual shops and business' in Folkestone. The M20 motorway is a short drive away providing access to the Port of Dover and the Channel Tunnel. Access to the harbour Arm with an exciting range of eateries.

Call us at your earliest convenience to arrange a viewing!







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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Viewing

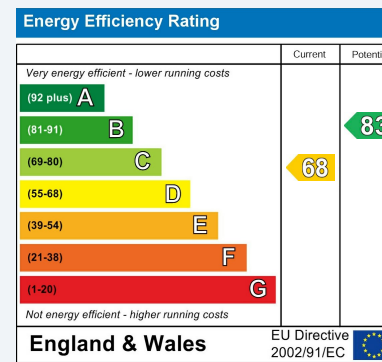
Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

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 Tel: 01303 210335 Email: folkestone@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

