

## Shorncliffe Road, , Folkestone, Kent, CT20 2NA

- UPPER FLOOR APARTMENT
- LEASE LENGTH 189 YEARS
- BALCONY & ROOF TERRACE
- BUYERS FEES APPLY
- SUBJECT TO RESERVE PRICE
- £1,320 SC / £50 GR
- DOUBLE BEDROOM
- EPC D
- FOR SALE VIA MODERN AUCTION T&C'S APPLY
- NO ONWARD CHAIN

**Guide Price £135,000**



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## DESCRIPTION

Hunters are pleased to offer for sale this period conversion apartment which offers a lovely elevated position with roof garden offering a panoramic vista together with an additional balcony from the sitting room. The property is arranged over different levels making for an interesting living space, hallway, kitchen, bathroom and spacious bedroom, sitting room with access to the balcony and roof terrace. NEW 189 YEAR LEASE. NO CHAIN

Situated in the popular central station area of with a few minutes walk to the Folkestone Central Train Station offering a 54 minute journey time to London's St. Pancras. The property has a level walk to the town's many facilities. The leas promenade, indeed it is perfectly placed for all the amenities.

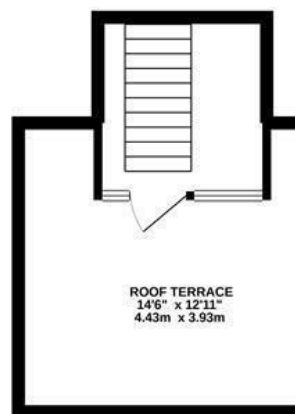
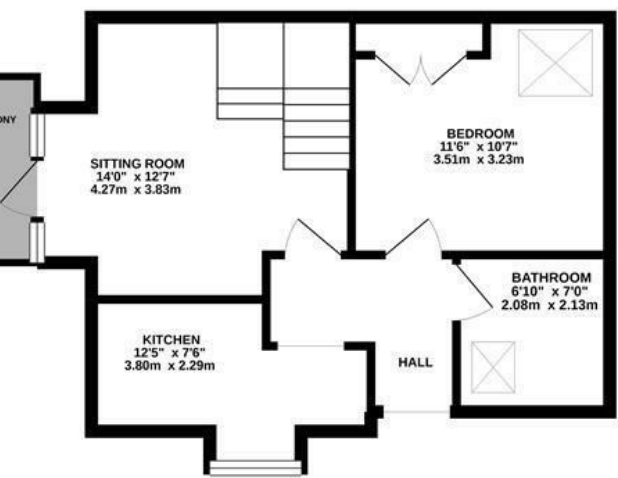
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.





**GROUND FLOOR**  
441 sq. ft. (40.9 sq. m.) approx.

**1ST FLOOR**  
223 sq. ft. (20.7 sq. m.) approx.

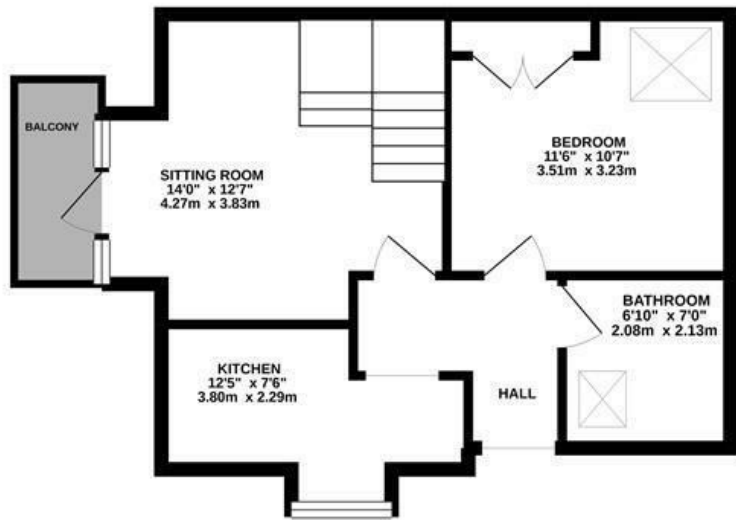


**TOTAL FLOOR AREA: 663 sq. ft. (61.6 sq. m.) approx.**

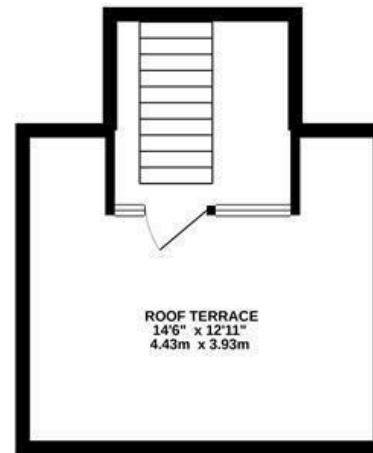
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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### Viewings

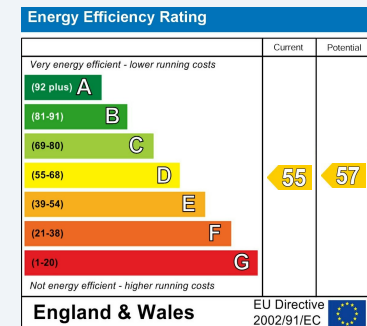
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.