



## Ingles Road, , Folkestone, CT20 2DE

- 2 BEDROOMS
- COMMUNAL GARDEN
- ON SITE MANAGEMENT
- PARKING
- GROUND RENT £247.50 X 2 A YEAR
- BEAUTIFULLY PRESENTED
- COMMUNAL LOUNGE
- CLOSE TO AMENITIES
- SERVICE CHARGE £420.00PM - WATER INCLUDED

**Asking Price £305,000**



# Ingles Road, , Folkestone, CT20 2DE

## DESCRIPTION

Welcome to Turnbull Place, Ingles Road, Folkestone - a charming location for this delightful property! This modern 2 Bedroom apartment boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With the main bedroom and ensuite and second double bedroom, this property offers comfort and style in equal measure.

Step inside to an inviting entrance hall, a convenient wet room, and ample cupboard space for all your storage needs. The property exudes a contemporary feel, making it a truly desirable place to call home.

Outside, you'll discover a beautifully maintained communal garden where you can enjoy the fresh air and tranquillity of the surroundings. No need to worry about parking, as this property comes with its own parking space, ensuring convenience for you and your guests.

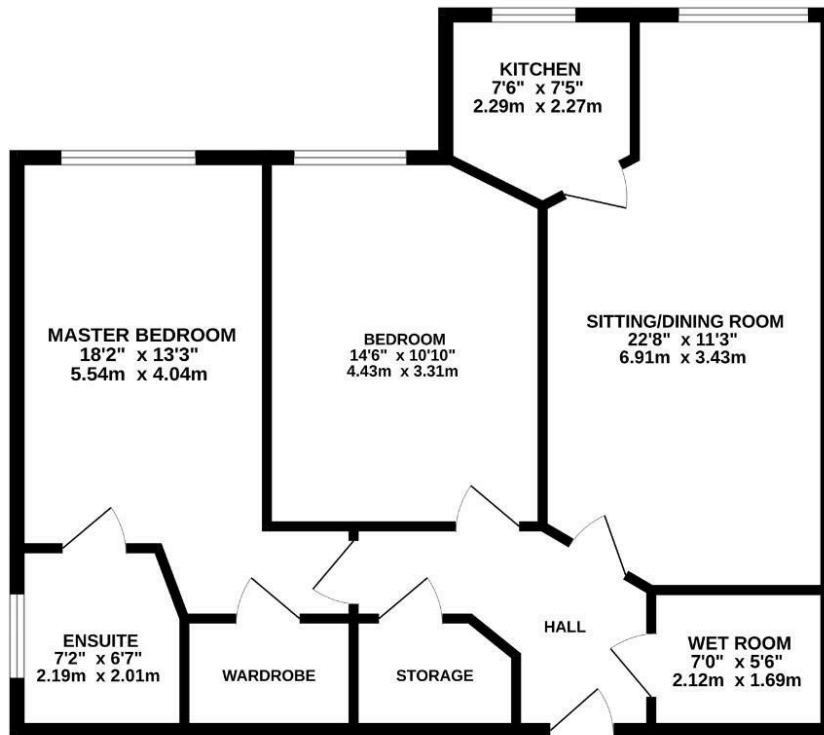
Additionally, the communal lounge provides a welcoming space to socialise with neighbours or simply unwind in a comfortable setting. Don't miss out on the opportunity to make this wonderful property your own and experience the best of modern living in a picturesque British setting.

Location - Approximately a 6 minute walk to The Leas and Folkestone Town Centre where you will find a wide range of Supermarkets and High St shops. Local bus routes will take you along the coast to Hastings/New Romney/Sandgate/Dover. The M20 motorway is a short drive away for access to London and The Coast.





## 2ND FLOOR



While 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.