





# 24 Foster Way, Folkestone, CT20 2TT

£70,000



Welcome to this modern flat located on Foster Way in the charming town of Folkestone. Built in 2017, this purpose-built property offers a contemporary living experience, perfect for individuals or couples seeking a comfortable home.

As you enter the flat, you will find a well-designed reception room that provides a warm and inviting space for relaxation or entertaining guests. The layout is both practical and stylish, ensuring that you can make the most of your living area. The flat features one spacious bedroom, which is ideal for restful nights and personal retreat.

The bathroom is thoughtfully appointed, providing all the necessary amenities for your daily routine. The modern fixtures and fittings add a touch of elegance to this essential space.

One of the notable advantages of this property is the availability of parking for one vehicle, a valuable feature in today's busy world.

Situated in Folkestone, you will enjoy the benefits of a vibrant community with access to local shops, restaurants, and beautiful coastal scenery. This flat is not just a place to live; it is a gateway to a lifestyle filled with convenience and charm.

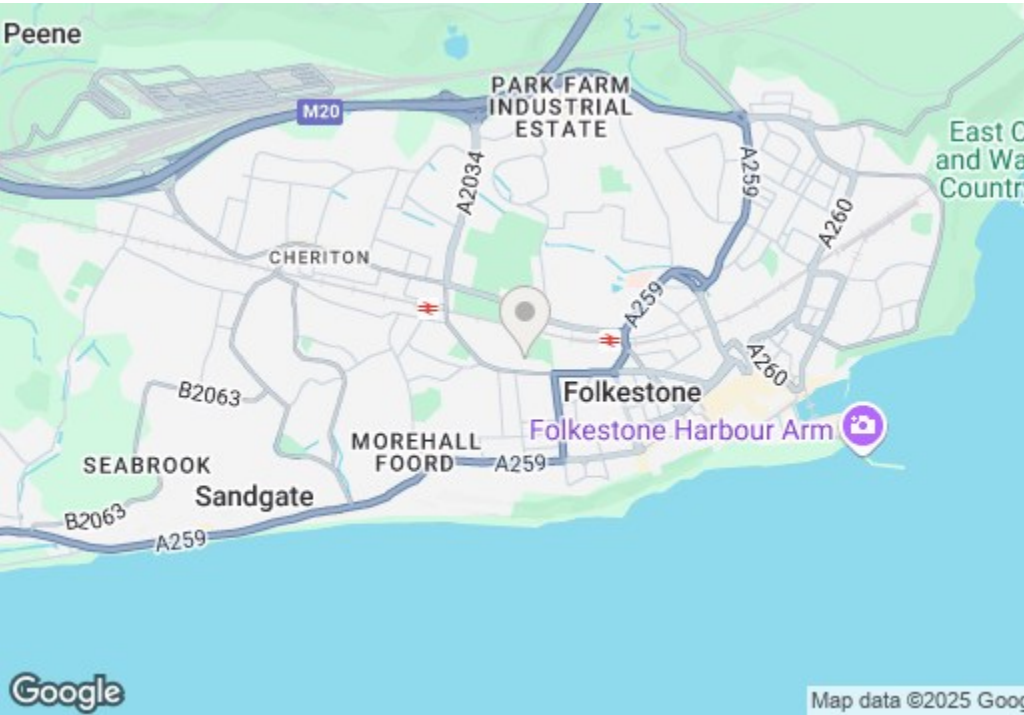
Whether you are looking to buy or rent, this property presents an excellent opportunity to secure a modern home in a desirable location. Do not miss the chance to make this flat your own.

The property is ideally placed for Folkestone West and 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.

Services - Mains water, gas, electricity and sewerage  
Heating - Gas central heating  
Broadband - 20mb - 1000mb  
Mobile Phone coverage - Okay to Good  
Flood Risk - Very Low

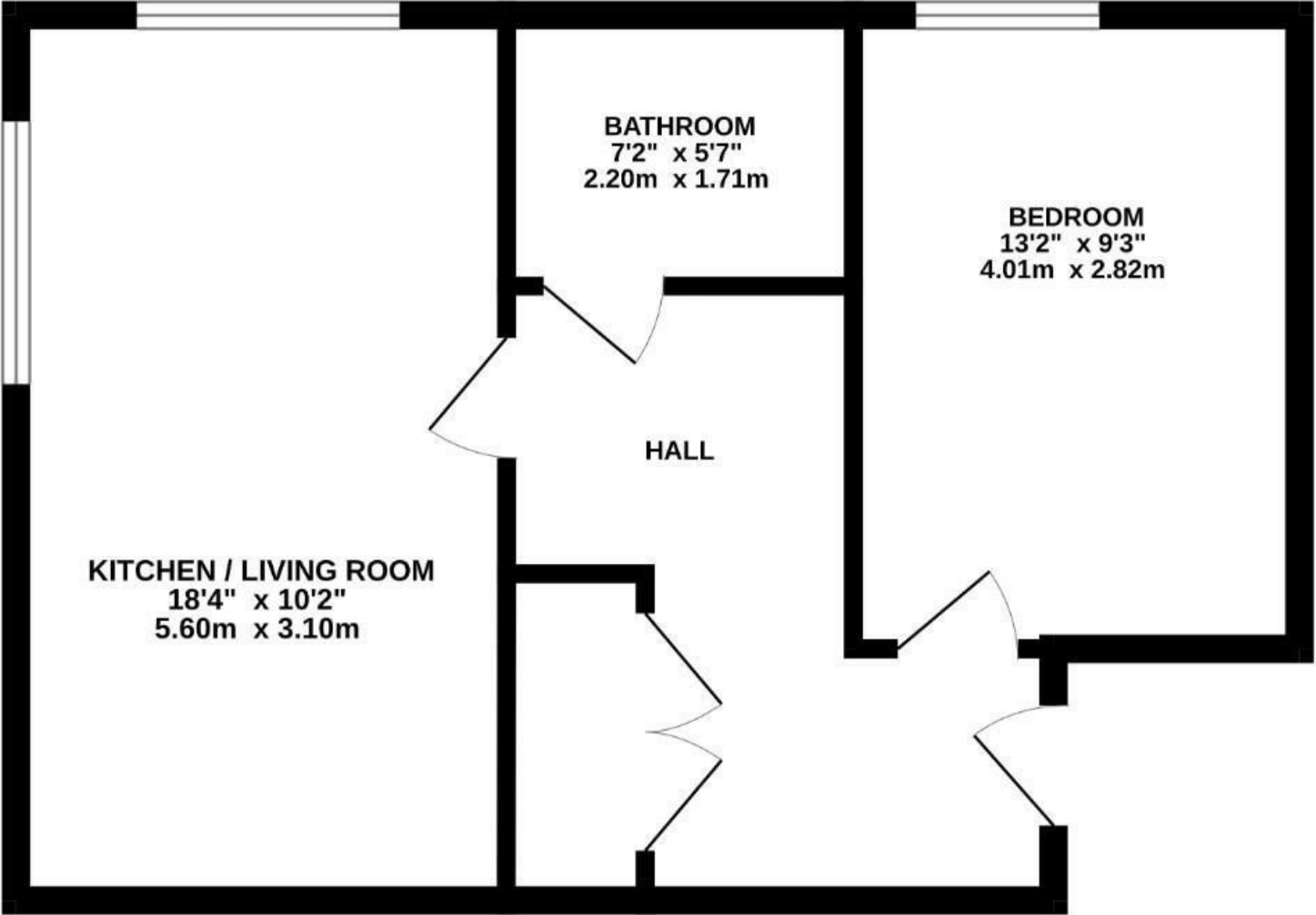
The share purchase price is calculated using the full market value and the percentage share purchased. Minimum share 40%. If you buy a 40% share, the share purchase price will be £70,000 and the rent will be £269.08 a month.

In addition to the rent above, the monthly payment to the landlord includes:  
Rent £269.08  
Service charge £183.72  
Total monthly payment £452.80





TOP FLOOR




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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Tenure: Leasehold  
Council Tax Band: B

- ONE BEDROOM APARTMENT
- CLOSE TO AMENITIES
- OPEN PLAN RECEPTION ROOM
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- EASY ACCESS TO MAINLINE STATION AND TOWN

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 | 83      | 83                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |   |
| (92 plus) A   |         |   |
| (81-91) B   |         |   |
| (69-80) C   |         |   |
| (55-68) D   |         |   |
| (39-54) E   |         |   |
| (21-38) F   |         |   |
| (1-20) G  |         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |   |
| England & Wales   |         | 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.