



## 11 Trinity Crescent, Folkestone

- BEAUTIFULLY PRESENTED
- SITTING ROOM/DINING ROOM/FITTED KITCHEN
- LOVELY OUTLOOK TO THE REAR
- EPC C
- TWO BEDROOMS
- WEST END LOCATION
- CLOSE TO AMENITIES

**Guide Price £210,000**



**Tenure: Leasehold**

**HUNTERS®**  
HERE TO GET *you* THERE

# 11 Trinity Crescent, Folkestone

## DESCRIPTION

Hunters are pleased to offer an exciting opportunity to purchase this stunning second floor apartment in this modern period conversion in the heart of the West End with excellent access to facilities.

The building offers character features with porthole windows set into the communal doors, there is the benefit of a lift and lovely communal gardens and cycle rack with rear access. The light and airy living space comprises entrance hall, sitting/dining room and fitted kitchen with integrated appliances is arranged in an open plan design, there is a master bedroom with built in wardrobes, Juliette balcony and the second double bedroom has a small balcony and a very stylish principal bathroom. There is a lovely outlook over greenery to the rear.

The property is positioned behind the Leas Cliff Promenade which offers a fabulous vantage point overlooking the channel. There is a short walk into Folkestone town centre and also Folkestone HS1 station.



## Second Floor



Council Tax: B

## 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 | Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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

## 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.

93-95 Sandgate Road, Folkestone, CT20 2BQ

Tel: 01303 210335 Email:

folkestone@hunters.com <https://www.hunters.com>



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