







Cherry Garden Avenue, Folkestone, Kent, CT19 5LB

- Tree Lined Location Perfect For Folkestone West Railway Station
- Smart and Stylish Open Plan Living/Dining/Kitchen
- Gas Heating System
- Distinctive Period Building
- Internal Viewing Recommended
- 2 Double Bedrooms
- Shower Room
- Residents Parking To The Rear
- Set Back From The Road
- Sole Agent

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Offers In Excess Of £200,000

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DESCRIPTION

A fashionably presented 2 bedroom ground floor flat just a very short stroll to Folkestone West railway station, Cheriton High Street and the Harvey Grammar School for boys.
Being just one of six flats in this distinctive and admired period building, the accommodation offered, which is approached via the buildings main entrance double opening period doors, includes a smart, stylish open plan living/dining room/ kitchen with island unit housing the sink. integrated appliances along with laminate flooring and double glazed windows to the front. In addition there are 2 bedrooms, both of a double size along with a modern shower room with original leaded light window. A gas heating system is installed and residents parking is provided to the rear of the building.
Cherry Garden Avenue is a much admired tree lined location sought after for being convenient to so many amenities, including Folkestone West railway station, Cheriton High Street, Folkestone town centre and the M20 motorway.
IDENTIFICATIONS CHECKS
"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."









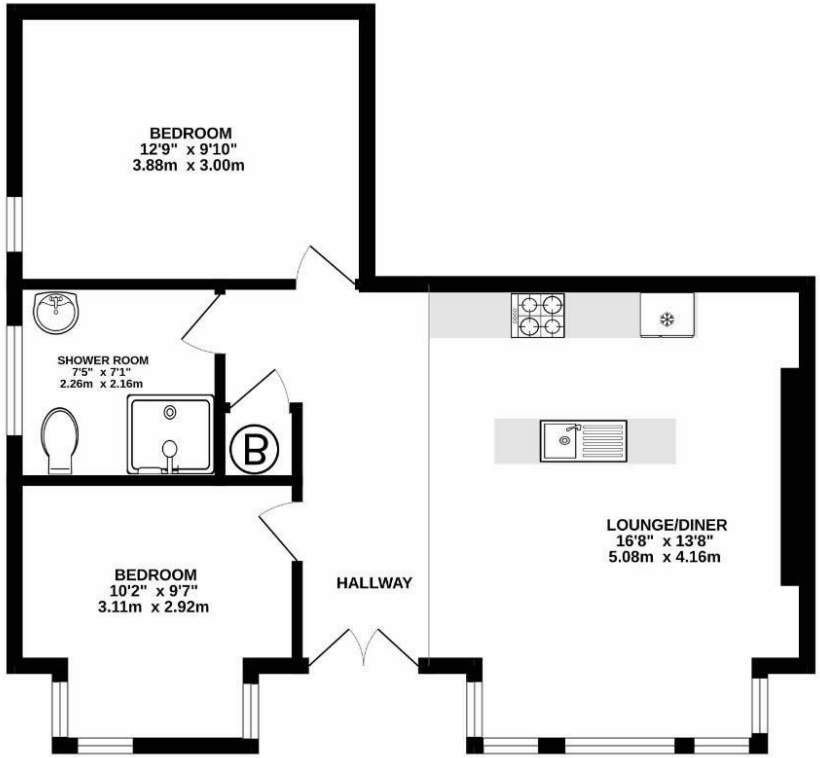






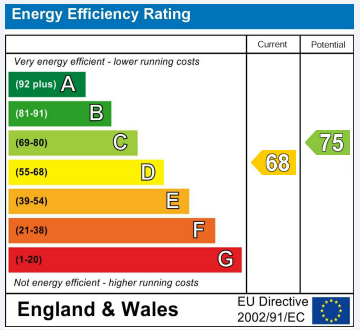


GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



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.

Viewings

Please contact 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.

The Property Ombudsman

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