







Cambridge Gardens, , Folkestone, CT20 1DB

- ONE/TWO BEDROOM GROUND FLOOR APARTMENT
- DOUBLE GLAZING - GAS CENTRAL HEATING- MODERN BATHROOM
- NEW 999 YEAR LEASE
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- OPEN PLAN LOUNGE/KITCHEN - FEATURE PERIOD FIREPLACE
- CLOSE TO FOLKESTONE CENTRAL RAILWAY STATION
- CUL-DE-SAC- LOCATION
- REDECORATED ACCOMMODATION
- SHARE OF FREEHOLD

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HERE TO GET *you* THERE

Asking Price £159,950

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DESCRIPTION

Conveniently located in Cambridge Gardens, near to Folkestone main line railway station Folkestone, This one/two bedroom ground floor apartment has a spacious lounge with laminate flooring, feature period style fireplace and bay window to front, opening into a fitted kitchen along with a modern bathroom with white suite. The flat has recently been re-decorated.

There are 1/2 bedrooms, (the second bedroom is a single room ideal for a child or a useful office/study). The apartment has direct access to its own mainly paved and enclosed rear garden.

This property is currently undergoing arrangements for a new lease and benefits from a share of the freehold, offering peace of mind for future ownership.

Additionally, this property comes with the advantage of no onward chain. The property has previously been let with no vacant periods with a rental of £900 per month.

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."





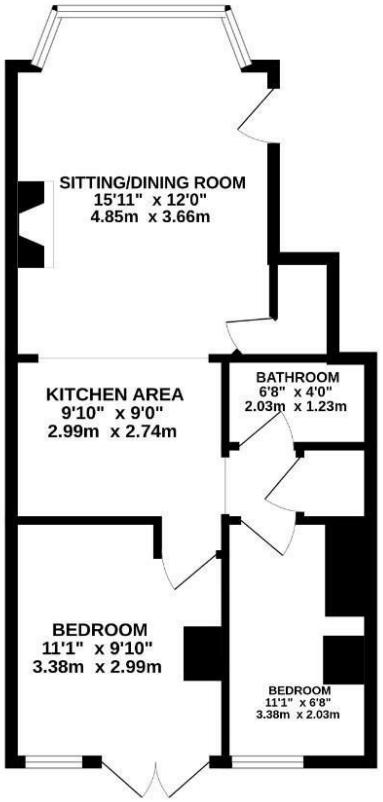








GROUND FLOOR



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

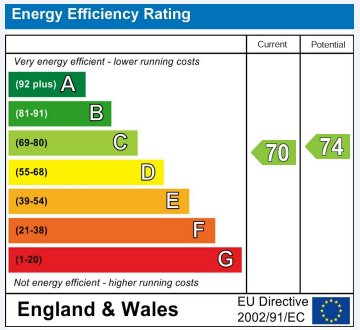
Please contact folkestone@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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