



Black Bull Road,

**£125,000**



**Reeds Rains**

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## Flat B, Black Bull Road, Folkestone, Kent

**£125,000**

Reeds Rains are delighted to bring to the market this two bedroom property occupying the first and second floor of the building. The property is located a short distance from Folkestone town centre and benefits from convenient access to local amenities including shops and transport links. Accommodation is arranged over two floors and includes; steps up to the first floor entrance, entrance hall with storage cupboards, the bathroom is complete with a bath, W.C. and wash hand basin. The kitchen is fitted with wall and base units and integrated oven and hob and to the front of the property is a spacious lounge. Upstairs you have a small landing which leads off to two double bedrooms. Sole agents Reeds Rains are offering this maisonette to the market with no onward chain.

### LOCATION

Folkestone is fast being recognised by commuters as the perfect place to be with its well priced housing stock, easy access to London and glorious situation by the sea. There are plenty of bars, cafes and restaurants as well as numerous shops and local amenities. The nearby harbour area includes the renowned Rocksalt restaurant and a huge regeneration programme proposed in coming years, together with the already established 'creative quarter'.

### DIRECTIONS

Heading into Folkestone on the A260 Canterbury Road from Hawkinge, take the second exit at the roundabout on the Hill Road junction. Remain on the road traveling past the Hungry Horse restaurant on your right hand side. This leads directly into Black Bull Road and the property can then be found on your left hand side.

### REAR ENTRANCE

Access to the rear of 6 Black Bull Road from Bradstone Avenue via alleyway. Metal stairs to the rear which gives access to Flat B from the first floor level.

### FIRST FLOOR

### ENTRANCE HALL

2.34m x 1.37m (7'8" x 4'6")

Access to:

### BATHROOM

2.34m x 1.92m (7'8" x 6'4")

Tiled surround, panelled bath with shower over, wash hand basin, low level WC.

### INNER HALL WAY

3.37m x 1.63m (11'1" x 5'4")

Access to kitchen and living room. Stairs to second floor.

### KITCHEN

3.27m x 2.25m (10'9" x 7'5")

Double glazed window to rear and side, matching base and wall units, space for fridge/freezer, inset oven, space for washing machine, inset hob.

### LIVING ROOM

4.14m x 3.35m (13'7" x 11'0")

Double glazed window to front, radiator.

### SECOND FLOOR

Access to bedrooms 1 and 2.

### BEDROOM 1

4.14m x 2.98m (13'7" x 9'9")

Double glazed window to front, radiator.

### BEDROOM 2

3.27m x 2.80m (10'9" x 9'2")

Double glazed window to rear, radiator.

### SHARE OF FREEHOLD

We have been informed by our vendor that the flat is being sold with a share of the freehold.

### LEASE DETAILS

Our vendor has confirmed that a new lease will be created during the conveyancing process with the lease term to be confirmed.

### MAINTENANCE DETAILS

Our vendor has informed us that there will be no set yearly service charge. The building is split in to two flats and each flat will be responsible for an equal share of all works required. Each

flat will also be liable for a share of the yearly buildings insurance.

### EPC RATING EPC - D

Freehold Not confirmed  
It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

#### Sonic Tape Clause



For full EPC please contact the branch

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

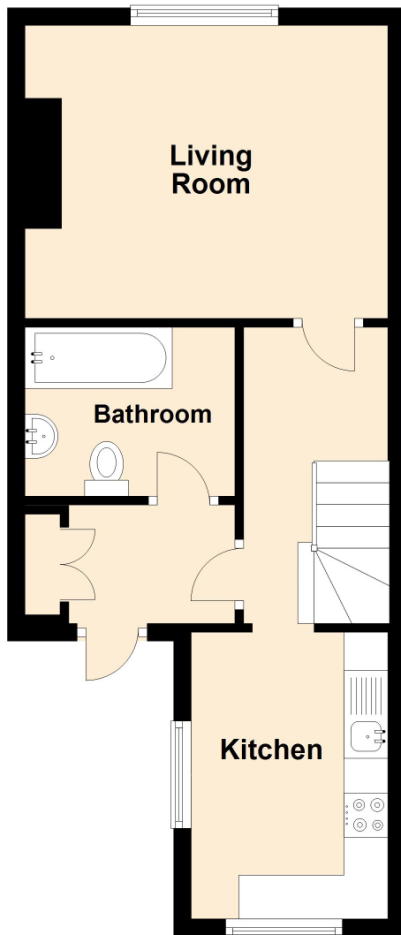
#### Lease Clause

Lease, ground rent and maintenance details have been provided by the seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

### First Floor



### Second Floor

