







Shorncliffe Road, , Folkestone, Kent, CT20 2NA

- Perfectly Placed For The Formal Grounds Of Kingsnorth Gardens
- Top Floor Flat
- Double Bedroom
- Private Roof Terrace
- Bathroom
- Short Stroll To Folkestone Central Station
- Views Over The Roof Tops Of Folkestone
- Sitting Room
- Kitchen
- West End Location

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Guide Price £150,000

Shorncliffe Road, , Folkestone, Kent, CT20 2NA

DESCRIPTION

Guide Price: £150,000 to £165,000:
A top floor flat enjoying views over Folkestone and situated in a perfect position for an almost idyllic stroll through the well tended, formal grounds of Kingsnorth Gardens, to Folkestone Central Station.
The accommodation offered includes a sitting room having a small balcony, double bedroom, kitchen and a three piece bathroom bathroom with a Velux window. In addition there is a private roof terrace, accessed from the sitting room and enjoying far reaching views over the town.
Situated in the West End of Folkestone and close to all the local amenities, supermarkets, and local shops together with Folkestone Central station which is perfect for commuters as it takes just 54 minutes to London St. Pancras International.
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."









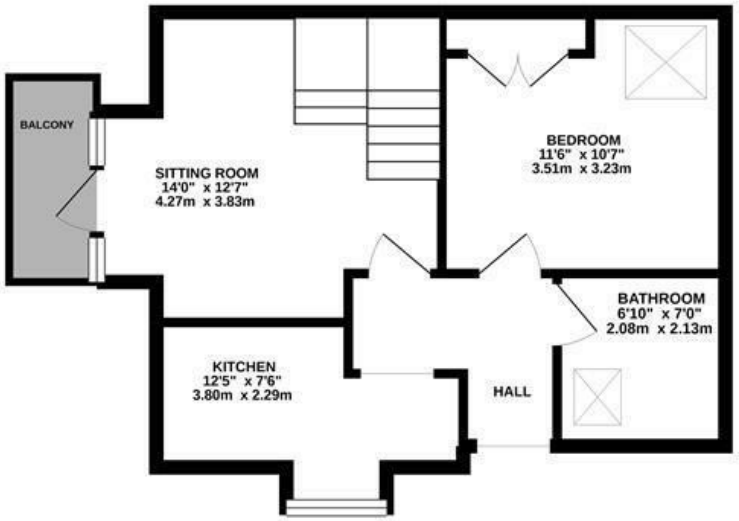




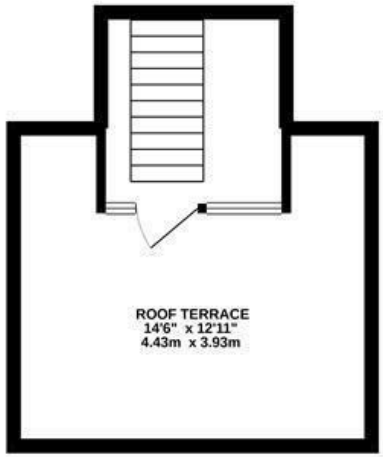

KINGSNORTH GARDENS



GROUND FLOOR
441 sq. ft. (40.9 sq. m.) approx.



1ST FLOOR
223 sq. ft. (20.7 sq. m.) approx.

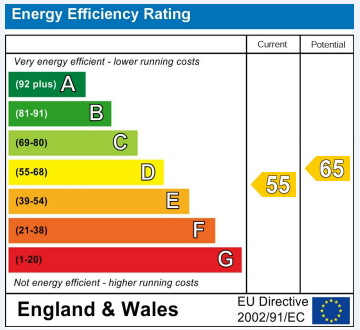


TOTAL FLOOR AREA : 663 sq. ft. (61.6 sq. m.) approx.

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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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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