







284 Cheriton Road, , Folkestone, Kent, CT19 4DW

- Perfect For Folkestone West Station
- Distinctive Landmark Bulding
- Living Room With Kitchen Area To One Side
- Bathroom
- Residents Parking
- Perfect For Cheriton Shopping
- Ground Floor Accomodation
- Double Bedroom
- Colourful Communal Grounds
- No Chain

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Guide Price £145,000

284 Cheriton Road, , Folkestone, Kent, CT19 4DW

DESCRIPTION

Perfect for Folkestone West railway station is this ground floor apartment forming part of a distinctive character building in Cheriton.

Recently converted the ground floor apartment is arranged to provide sitting room with large period window to the front and having a kitchen area to one side. In addition there is a double bedroom and three piece bathroom.

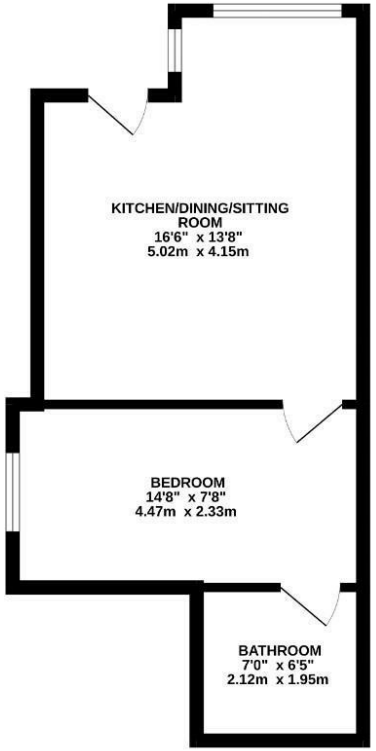




The apartment has under-floor gas central heating, laminate flooring and double glazing. In addition it has a lockable storage room in the basement, well tended communal grounds and an allocated car parking space.

The property is within just moments of Folkestone West train station where there are regular high speed services to St. Pancras International in under 50 minutes. The M20 motorway and other transport links are close-by. The Channel Tunnel terminal is at Cheriton and provides links to continental Europe.

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."



TOTAL FLOOR AREA : 361 sq.ft. (33.5 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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Viewings

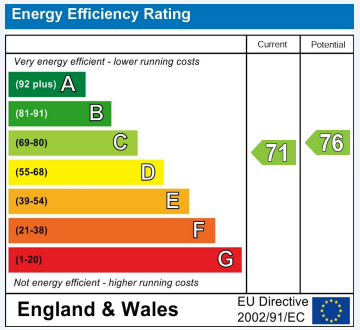
Please contact folkestone@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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The Property Ombudsman

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