



Flat A, 11 Trinity Road, Folkestone
£365,000

Flat A

11 Trinity Road, Folkestone

OPEN DAY SATURDAY THE 6TH OF AUGUST

BEAUTIFULLY PRESENTED, PERIOD FEATURES AND PRIVATE GARDEN!! Miles and Barr are delighted to offer this two bedroom, ground floor apartment to the market. Located in Folkestone's sought after West End, this home is within easy reach of the town centre and sea front, great schooling at both Junior and Grammar levels and excellent transport links via road and train, including the high speed link to London, making this home ideally set for all your needs. This home has been lovingly cared for by its current owners who have been careful to keep as many period features intact as possible. With ceiling roses, fireplaces, tall skirting, and gorgeous exposed floor boards, this home must be seen. The light and bright accommodation comprise; entrance hall, great sized lounge / diner which leads on to a glorious private garden. There are two double bedrooms, the main bedroom being very spacious and having wardrobes and a fire place and the second bedroom enjoying an en-suite shower room. The kitchen is well presented and modern and offers integrated appliances and there is a further well-appointed family bathroom. Outside, this home has a gem of a garden. A sun trap, but with some seclusion from mature trees to the rear makes it easy to find the sun or the shade here. There is a patio area for outside dining and entertaining with the rest of the garden mostly laid to lawn. There are mature flower borders, lovely rose bushes, two sheds and even a pond. This really is a beautiful and idyllic place to be. The flat is a leasehold but the current owners own the freehold to the whole building. There is opportunity for potential buyers to buy a part or whole of the freehold. If you are looking for a ground floor apartment with a private garden,





Lounge / Diner

Dimensions: 7.44m x 4.01m max (24'5" x 13'2" max).

Family Bathroom

Dimensions: 2.79m x 2.16m (9'2 x 7'1).

Ensuite Shower Room

Dimensions: 2.26m x 1.22m (7'5" x 4').

Bedroom Two

Dimensions: 3.25m x 2.74m (10'8" x 9').

Beautiful Garden

Entrance

External

Kitchen

Dimensions: 3.00m x 3.00m (9'10" x 9'10").

Bedroom One

Dimensions: 5.49m into bay x 4.72m alcove (18' into bay x 15'6).





Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure