



## Flat 2, Trinity Court 5-7 Trinity Gardens, Folkestone

Guide Price £325,000

## Flat 2

Trinity Court 5-7 Trinity Gardens, Folkestone

IMMACULATE GARDEN FLAT IN THE WEST END WITH PRIVATE ENTRANCE! Miles & Barr are delighted to market this beautifully refurbished three bedroom ground floor flat which benefits from its own private entrance and communal gardens to the rear. Inside the property has been finished to a very high standard throughout with brand new kitchen, bathroom & floorings. The accommodation is versatile with large living space and plenty of bedrooms that could also be used as a home office. The modern kitchen is well equipped with integrated hob & oven plus ample storage. The owners have also installed a high quality bathroom. Trinity Gardens is a great location, it is a short flat walk straight into town, to the station or even to the Leas. Made up of grand Edwardian buildings the road is steeped in character with a great community feel. This property is vacant with no onward chain and available immediately.

Tenure: Share of Freehold

- New Lease
- Private Entrance
- Ground Floor & Communal Gardens
- Chain Free
- Immaculate Condition
- Available Immediately





### **Entrance**

### **Living Room**

Dimensions: 4.80m x 4.37m (15'9 x 14'4).

### **Kitchen**

Dimensions: 4.88m x 1.68m (16' x 5'6).

### **Bedroom One**

Dimensions: 4.70m x 3.96m (15'5 x 13').

### **Bedroom Two**

Dimensions: 2.79m x 2.69m (9'2 x 8'10).

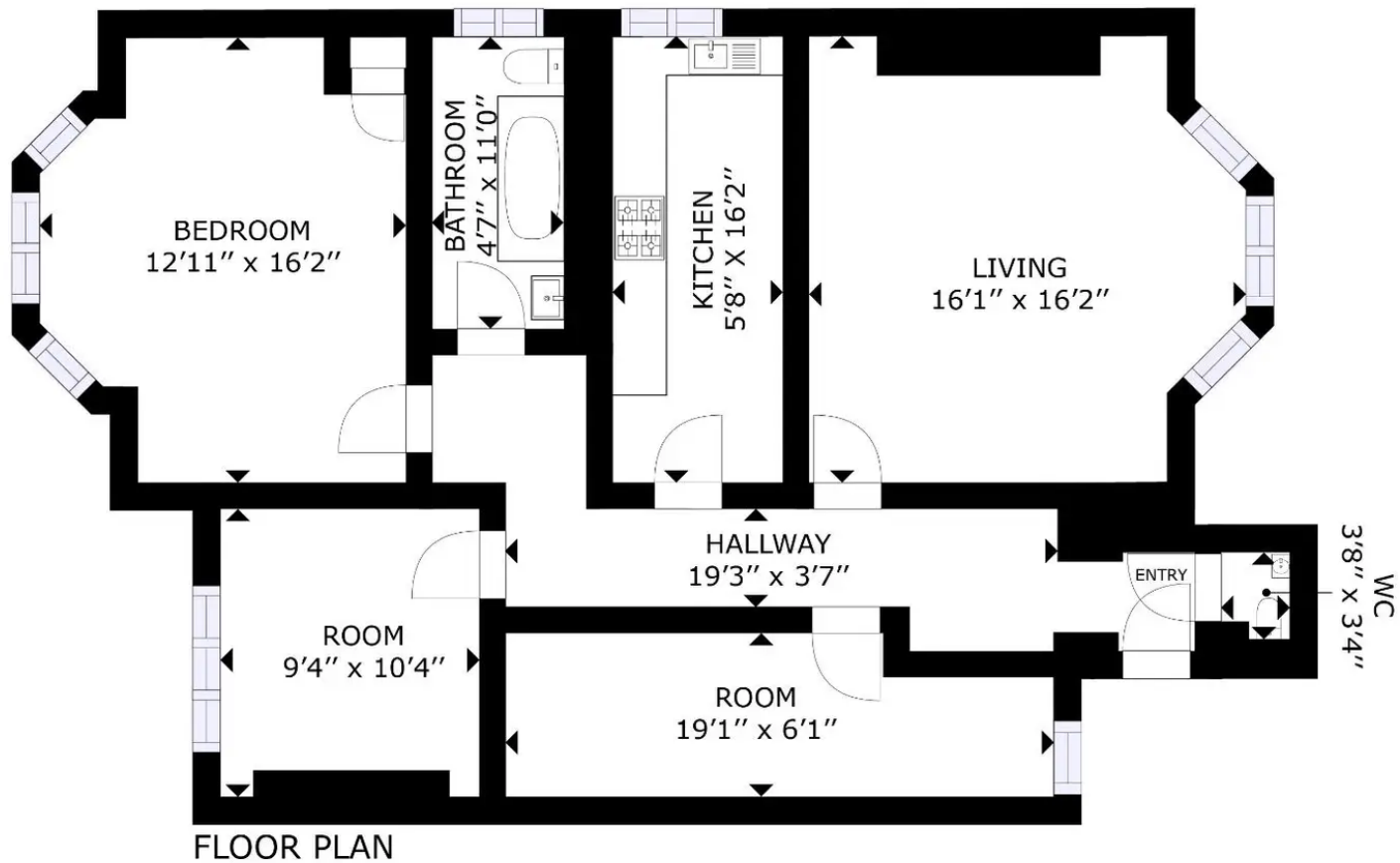
### **Bedroom Three**

Dimensions: 5.77m x 1.85m (18'11 x 6'1).

### **Bathroom**

Dimensions: 3.45m x 1.45m (11'4 x 4'9).





GROSS INTERNAL AREA  
 FLOOR PLAN: 1033 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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](http://milesandbarr.co.uk/referral-fee-disclosure)