



## Flat 3, Trinity Court 5-7 Trinity Gardens, Folkestone

Guide Price £280,000

# Flat 3

Trinity Court 5-7 Trinity Gardens, Folkestone

Beautifully Presented Two Bedroom Apartment with LONG LEASE in the Popular West End Location! Miles and Barr are very pleased to offer this two bedroom upper ground floor flat to the market. Located in Folkestone's sought after West End, this home is within a short walk to the town centre and sea front. It provides easy access for excellent schooling and great transport links, including the high speed service to London, thus making this home ideally situated for all your needs. Inside you will find the home to be beautifully presented. It offers accommodation comprising; entrance hall, large lounge/diner with a bay window and large sash windows, modern fitted kitchen with integrated appliances, large master double bedroom which also benefits from the garden outlook, second bedroom and well-appointed family bathroom. The property also benefits from gas central heating throughout, ample storage areas and beautiful high ceilings and original features. The communal areas are in good condition and are well kept, and there is access to the rear of the property to the communal gardens

Tenure: Share of Freehold

- New Lease
- Brand New Kitchen And Bathroom
- Period Features & High Ceilings
- Chain Free
- Available Now
- Communal Gardens
- Upper Ground Floor







### **Living Room**

Dimensions: 5.28m x 5.03m (17'4 x 16'6).

### **Kitchen**

Dimensions: 3.53m x 3.05m (11'7 x 10').

### **Bedroom One**

Dimensions: 4.75m x 4.09m (15'7 x 13'5).

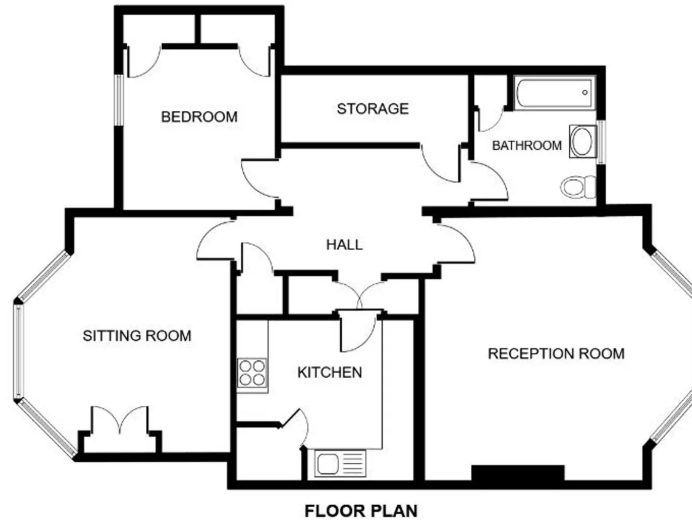
### **Bedroom Two**

Dimensions: 2.92m x 2.90m (9'7 x 9'6).

### **Bathroom**

Dimensions: 2.49m x 2.41m (8'2 x 7'11).





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)