



Flat 1, 48 Dover Road, Folkestone  
£110,000

# Flat 1

48 Dover Road, Folkestone

For Sale by Modern Method of Auction; Starting Bid Price £110,000 plus Reservation Fee. FIRST TIME BUYERS AND MORTGAGE BUYERS

WELCOMEREFURBISHED GROUND FLOOR

APARTMENT Miles and Barr are pleased to offer this one bedroom, ground floor apartment to the market. Located in a popular location, this home is close to the town and sea front, great schools at both Junior and Grammar levels and great transport links via road and train, including the high speed link to London, making this home ideally set for all your needs. The home has recently undergone a full refurbishment including a new kitchen and bathroom, decoration and carpets. There is accommodation comprising; open plan lounge / kitchen / diner with fitted kitchen, a double bedroom and a newly fitted en-suite shower room. The home is perfect for first time buyers and buy to let investors, is presented in 'move in' condition and is offered with NO CHAIN AHEAD. So for your chance to view, call Miles and Barr today! This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd"

Tenure: Leasehold

- Ground Floor Flat
- High Speed Link To London
- Estimated Rent £625 pcm
- Bolt Hole By The Sea
- Refurbished
- Close To Town And The Sea Front
- Chain Free
- Estimated 6% Gross Return
- Buy To Let / First Time Buy





### Entrance

### Open Plan Lounge / Kitchen

Dimensions: 4.27m into bay x 3.73m max (14' into bay x 12'3" m).

### Bedroom

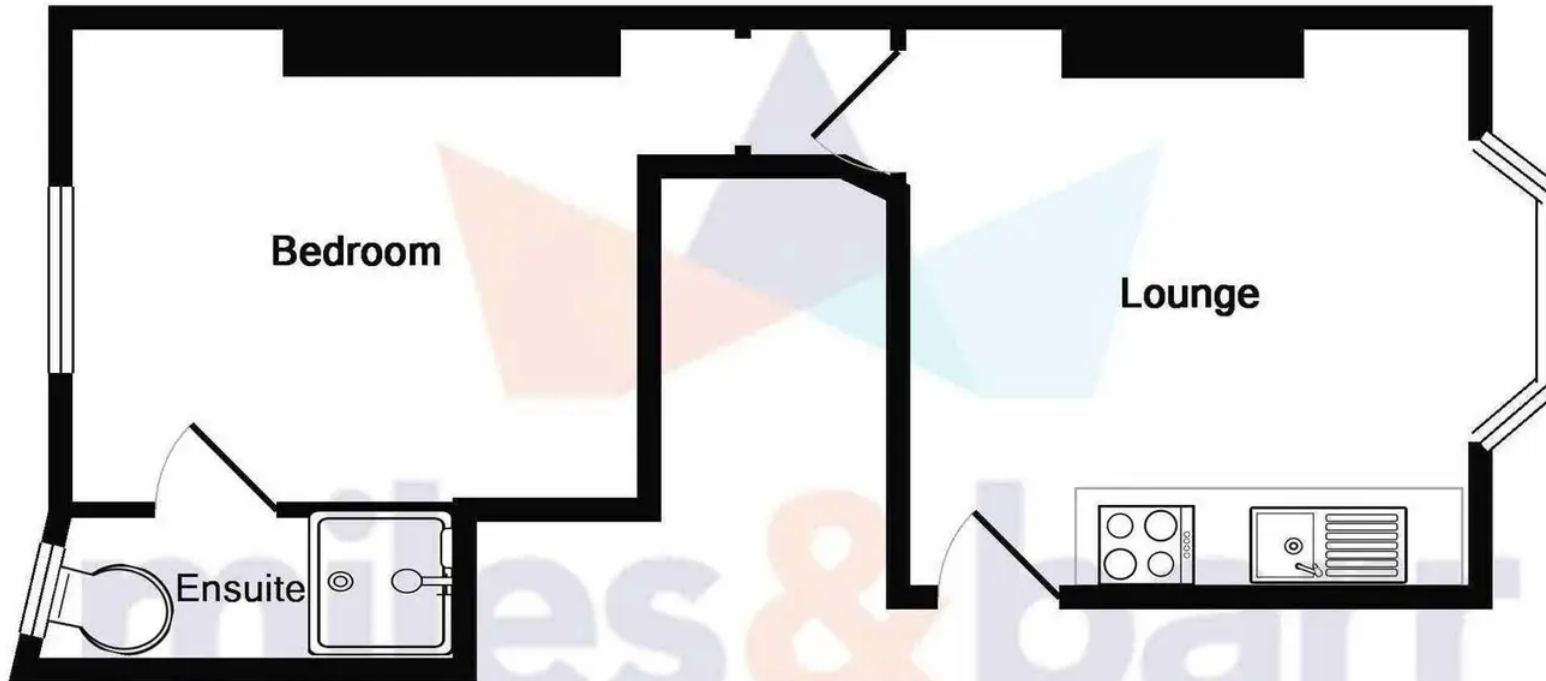
Dimensions: 3.66m max x 3.05m max (12' max x 10' max ).

### Ground Floor

### En-Suite Shower Room

Dimensions: 2.87m x 0.94m (9'5" x 3'1").





Ground Floor

Total Approx. Floor Area 33 Sq.m

Measurements are approximate. Not to scale. Illustrative purposes only

## 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)