



**58c Cheriton Road, Folkestone**

Guide Price **£140,000**



**ANDREW & CO**  
ESTATE AGENTS



## 58c Cheriton Road

Folkestone

Refurbished 1-bed apartment on Cheriton Rd, Folkestone. No chain, ideal for first-time buyers or investors. Guide Price £140K-£150K. Close to town centre, Harbour Arm, seafront, and train station.

The property is being sold chain free and with the central location this property will be ideal for a first time buyer or an investment purchase. Folkestone town centre is a short walk away as is the very popular Harbour Arm and sea front. The property is central to amenities with Folkestone Central Train Station a few minutes walk away.

Tenure: Leasehold

- First Floor Apartment
- One Bedroom
- New UPVC Double Glazed Windows
- Short Walk to Town Centre
- Very Close to Train Station
- Long Lease
- EPC Rating "E"
- Guide Price £140,000 - £150,000

**To offer on this property please call 01303 279955 or email**

**[cheriton@andrewandco.co.uk](mailto:cheriton@andrewandco.co.uk)**

### **COMMUNAL ENTRANCE**

Wooded glazed front door to communal hall and stairs to 1st floor landing.

### **ENTRANCE HALL**

Solid wooden front door with carpeted floor coverings. Door to:-

### **HALLWAY**

Internal hallway with fitted carpeted floor coverings and electric heating. Doors to:-

### **LOUNGE**

UPVC double glazed sash bay windows to the front of the property with newly laid carpeted floor coverings and new electric heater.

### **KITCHEN**

UPVC double glazed sash window to the front of the property. Matching wall and base unit with solid wooden worktops, fan oven, electric hob, extractor fan and stainless steel sink. The kitchen has integrated fridge/freezer, dishwasher and washing machine.

### **BEDROOM**

UPVC double glazed sash window to the rear of the property with newly laid carpeted floor coverings, built in wardrobe and new electric heater.

### **BATHROOM**

Internal bathroom with a fitted bath with shower attachment, close couple w/c hand basin, electric heated towel rail, part tiled walls and tiled floors.

### **LEASE & SERVICE CHARGES**

We have been advised the annual service charge is 1289.22 with a peppercorn ground rent.





Total Approx. Floor Area 378 Sq.Ft. (35.1 Sq.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2019