



## 4 St. Pauls Court St. Pauls Way, Folkestone

Guide Price £190,000



  
**ANDREW & CO**  
ESTATE AGENTS



## 4 St. Pauls Court St. Pauls Way

Folkestone, Folkestone

Guide Price £190,000 - £200,000. Beautiful 2 bed first-floor apartment in desirable location near Sandgate. Spacious lounge/dining area, ample natural light. Includes dedicated car park with 14 spaces. Ideal for investors and homeowners seeking a peaceful seaside abode.

Council Tax band: B

Tenure: Leasehold

- GUIDE PRICE £190,000 - £200,000
- BEAUTIFUL 2 BEDROOM FIRST FLOOR APARTMENT
- BRIGHT AND AIRY LOUNGE / DINING AREA
- ALLOCATED PARKING
- WALKING DISTANCE TO SANDGATE SEAFRONT
- READY TO MOVE STRAIGHT IN
- DESIRABLE, QUIET LOCATION
- EPC RATING "B"

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### COMMUNAL ENTRANCE

External open staircase to first floor landing where the entrance to this flat is situated.

### ENTRANCE HALL

17' 0" x 3' 6" (5.19m x 1.06m)

UPVC double glazed door to the front of the property, carpeted floor coverings, radiator, large storage cupboard and doors to:-

### LOUNGE/DINER

17' 11" x 11' 4" (5.46m x 3.46m)

Beautiful light room with large UPVC double glazed bay window seat to the side of the property and UPVC double glazed window to the front both with venetian blinds. Carpeted floor coverings, radiator and solid oak door.

### KITCHEN

10' 1" x 8' 1" (3.07m x 2.46m)

UPVC double glazed window to the side of the property with fitted venetian blind, laminate floor tiles. Kitchen comprises of matching wall and base units, splashbacks, fan oven, gas hob, extractor fan, integrated fridge and integrated freezer, cupboard housing the combi boiler and stainless steel sink with sink covers. There is also space for free standing washing machine.



**BEDROOM**

11' 5" x 10' 1" (3.49m x 3.07m)

UPVC double glazed window to the front of the property with fitted venetian blind, carpeted floor coverings, radiator, built in storage and gliding robe wardrobe.

**BEDROOM**

10' 1" x 8' 0" (3.08m x 2.45m)

UPVC double glazed window to the rear of the property overlooking the rear car park, carpeted floor coverings, radiator, large built-in wardrobe and separate storage cupboard.

**SHOWER ROOM**

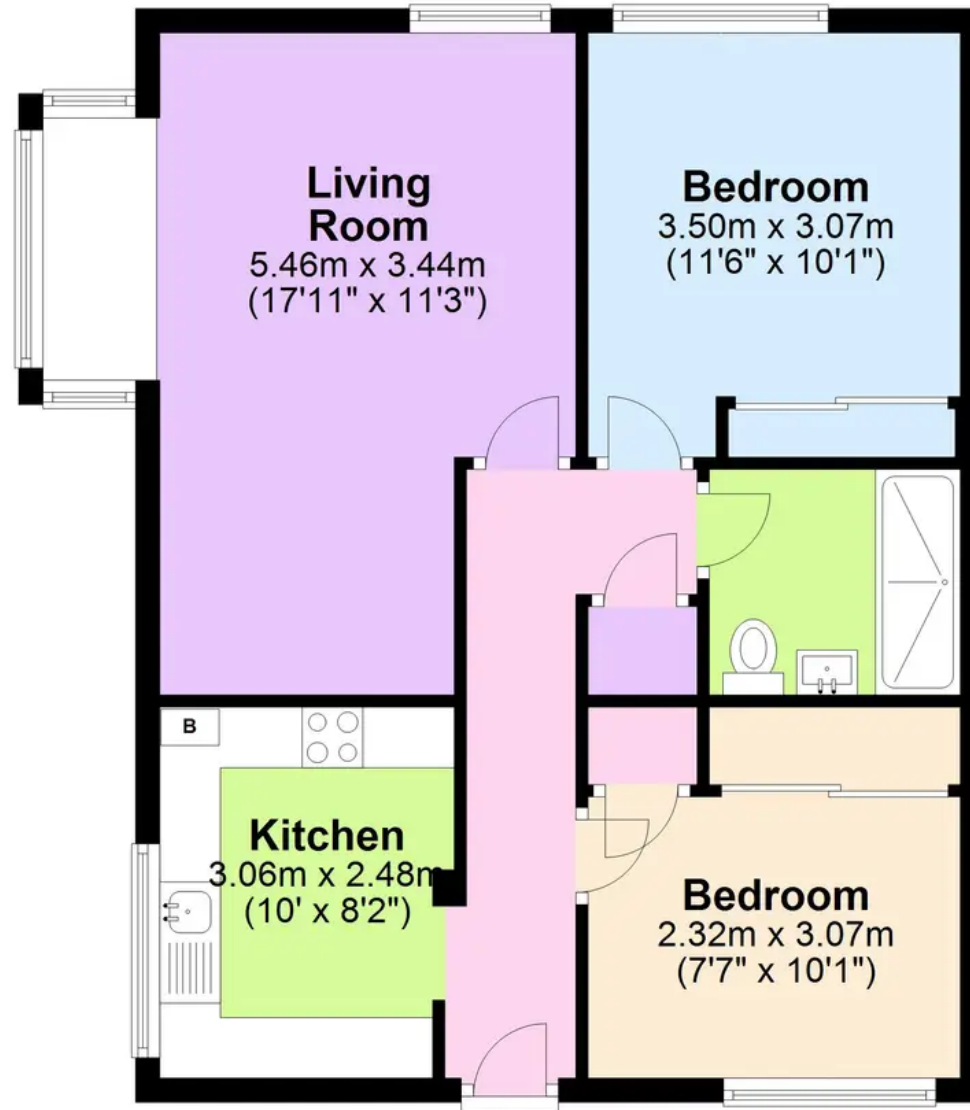
6' 10" x 5' 1" (2.09m x 1.56m)

Beautiful shower room with solid oak door to entrance, walk-in drench shower, vinyl floor tiles, panel boarding around the walls, sunken display cabinet with mirrored doors to the front with light around the outside, vanity unit housing hand basin, back to wall w/c and heated towel rail.



## First Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



Total area: approx. 59.5 sq. metres (640.0 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
Plan produced using PlanUp.