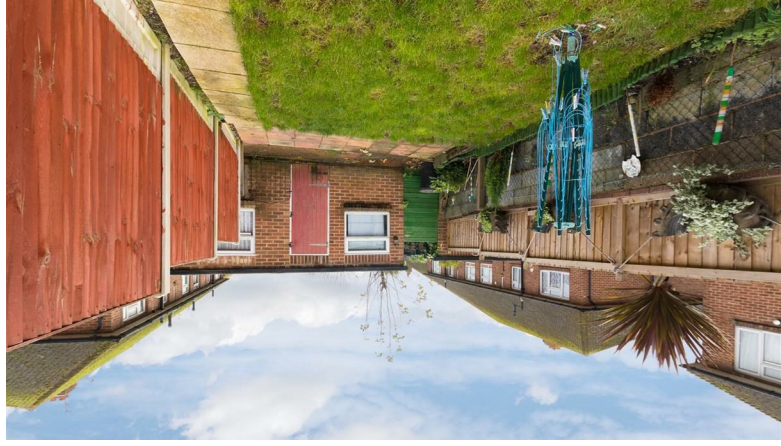


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

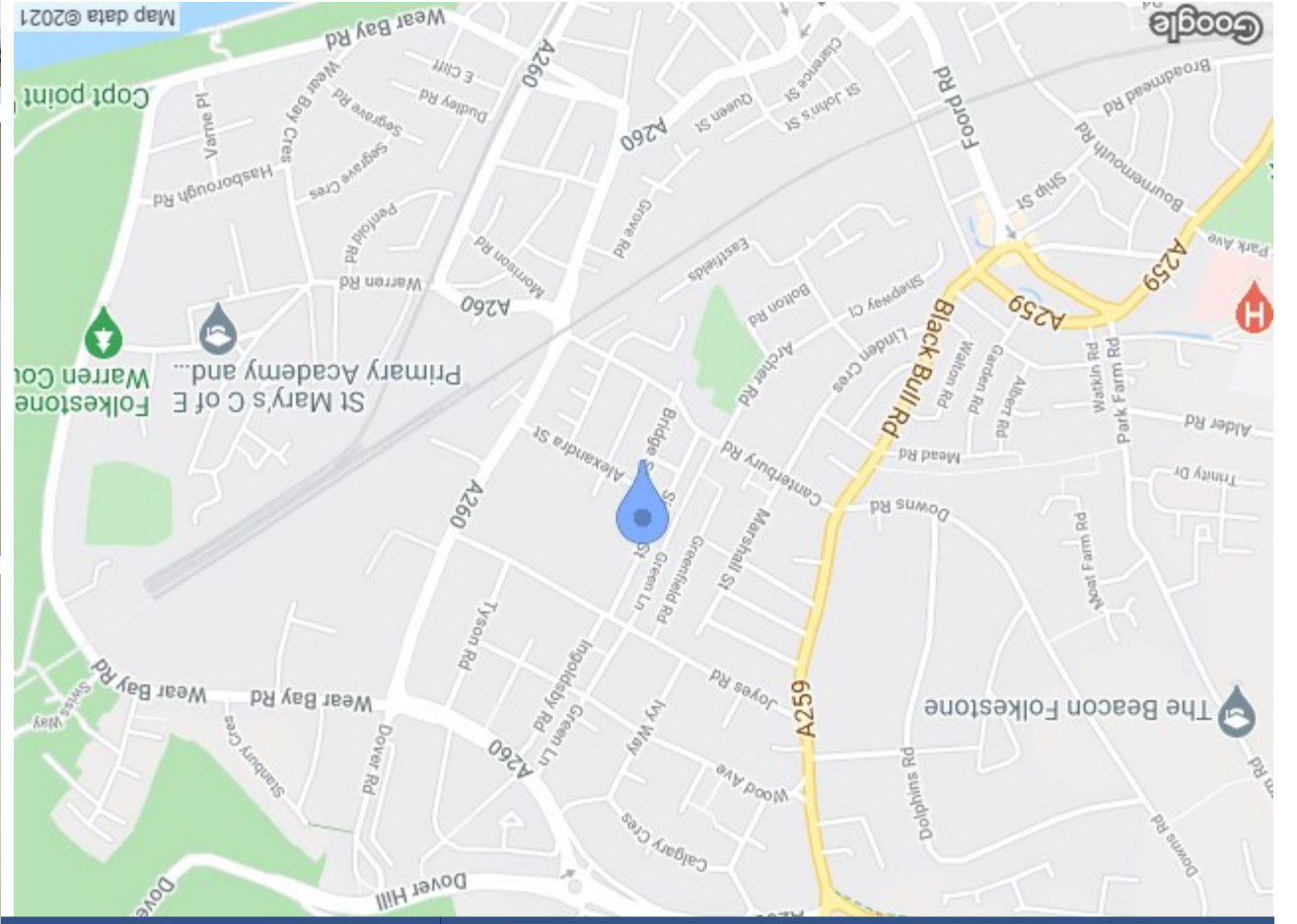


101 Sandgate Road, Folkestone, Kent, CT20 2BQ
 01303 255335 e. folkestone@milesandbarr.co.uk



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-65)
Average	E (45-55)
Below average	F (21-45)
Very energy inefficient - higher running costs	G (1-20)

Energy Efficiency Rating: 72



FOLKESTONE
32 BRIDGE STREET



32 BRIDGE STREET
FOLKESTONE

£145,000

- Two Double Bedrooms
- Private Garden
- Chain Free
- Kitchen / Breakfast Room
- Spacious Lounge
- Private Front Door
- Good Schooling
- Great Transport Links
- First Floor

ABOUT

TWO BEDROOM APARTMENT WITH PRIVATE GARDEN AND NO CHAIN AHEAD!

MILES AND BARR are very pleased to offer this two bedroom, purpose built apartment to the market.

The home offers easy access to the town and sea front as well as great schooling at both Junior and Grammar levels and excellent transport links via road and training, including the high speed link to London.

Set on the first floor, you will access the home via your own private front door with steps leading to the first floor. From the main hallway the home offers accommodation comprising; spacious lounge, a good sized kitchen / breakfast room, two double bedrooms and a family bathroom. Being on the first floor the home also comes with loft space which is really handy and rare in apartments and makes a great storage area. Outside to the rear there is a private garden belonging to this apartment and it is mainly laid to lawn.

In good order, private garden and being offered with no chain ahead, we urge you to move quickly before this home gets snapped up!

Call MILES AND BARR today.

LOCATION

FOLKESTONE

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

DESCRIPTION

First Floor

Entrance- Private

Hallway

Lounge 14'8 x 13'5 (4.47m x 4.09m)

Kitchen 12'3 x 9'6 (3.73m x 2.90m)

Bedroom 1 13'5 x 13'6 (4.09m x 4.11m)

Bedroom 2 10'6 x 10'5 (3.20m x 3.18m)

Bathroom

External

Garden

