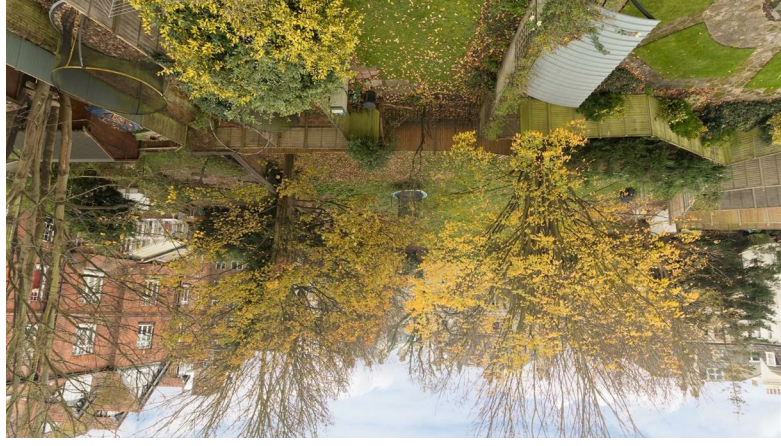
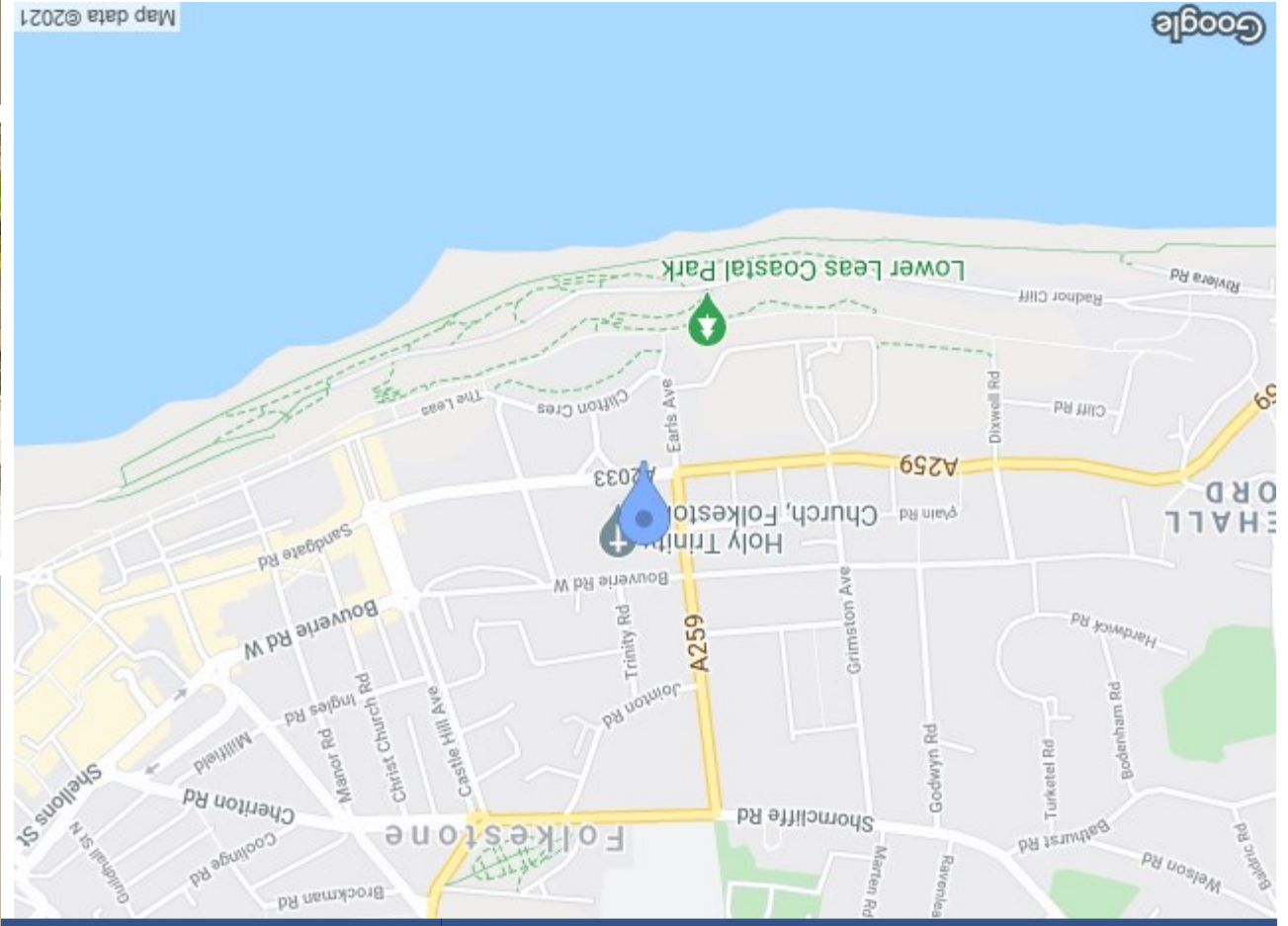


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (87 plus)
Energy efficient - lower running costs	B (81-86)
Standard	C (69-80)
Energy inefficient - higher running costs	D (55-68)
	E (45-54)
	F (21-44)
	G (1-20)



FLAT C 197 SANDGATE ROAD
FOLKESTONE

miles & barr
YOUR PROPERTY AGENT

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

The Property Ombudsman
Propertymark
Protected
Relocation network



FLAT C 197 SANDGATE ROAD
FOLKESTONE

£170,000

- Chain free
- Large rooms
- Popular West End location
- Close to the Leas & the stations
- Plenty of storage
- Communal gardens

ABOUT

BEAUTIFUL TWO BEDROOM APARTMENT IN FOLKESTONE'S WEST END WITH COMMUNAL GARDEN!

Miles and Barr are pleased to offer this beautiful two bedroom second floor apartment which is located in the West End of Folkestone. This is arguably one of the most sought after areas, thanks to its proximity to the high speed links to London, stunning walks along The Leas, and being just a stones throw from Folkestone town centre.

As with many period conversions, this home is extremely generous in its room sizes, comprising; a large lounge with ample space to incorporate a dining area; a modern kitchen; two double bedrooms and a fitted bathroom, making this home the perfect first time buy or as a great Buy-To-Let.

This apartment is sure to be in high demand, so be sure not to miss out and call Miles and Barr now on 01303 255 335 to arrange your viewing!

LOCATION

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

Entrance

Lounge 15'2 x 13'4 (4.62m x 4.06m)

Kitchen 12'10 x 7'2 (3.91m x 2.18m)

Bathroom 8'11 x 7'2 (2.72m x 2.18m)

Bedroom One 14'6 x 12'6 (4.42m x 3.81m)

Bedroom Two 14'5 x 11'4 (4.39m x 3.45m)

