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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(31-44)
G	(1-30)
Very energy efficient - lower running costs	
Current	Possible
70	51



FLAT C, 43 EARLS AVENUE
FOLKESTONE



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...valuing people, not just property



FLAT C, 43 EARLS AVENUE
FOLKESTONE

OFFERS IN EXCESS OF £350,000

- Investment opportunity
- 2x two bedroom flats
- Planning permission granted
- Beautiful period building
- Sought after West End location
- No chain

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.

ABOUT

OPEN DAY SATURDAY THE 25TH OF SEPTEMBER - BY APPOINTMENT ONLY

FANTASTIC INVESTMENT OPPORTUNITY WITH TWO SEPARATE TWO BEDROOM FLATS!

The property consists of two flats; an upper maisonette with two bedrooms and two en-suites and another two bedroom flat which can be finished by the new buyer. Planning permission has been granted and is all available to view on the Folkestone & Hythe Planning Portal with reference: 21/0154/FH. We advise cash buyers only as the two properties are still on one lease. The current owners are in conversation with the freeholder of the building to split the lease.

Flat D is a second floor flat. So far it has had second fix, electrics and plumbing are in as well as sound insulation between the flat above and below. It has been designed to have an open plan living space making use of the large bay window to the front with a kitchen at the other end. It will have two double bedrooms, one with en-suite shower room plus family bathroom.

Flat C is split over the second and third floors and just needs flooring for someone to move in. On the lower floor is a large lounge / diner overlooking the gardens, a WC and a good size kitchen with integrated appliances. On the upper floor are two double bedrooms both with their own en-suite shower rooms.

Works have recently been carried out to the exterior of the building with planned works to the communal areas already paid for and due to be done in October.

DESCRIPTION

- Flat D
- Hallway
- Living Room
- Bedroom One
- En - Suite
- Bedroom Two
- Flat C
- Lounge
- WC
- Kitchen
- Upper Floor
- Bedroom One
- En-Suite Shower Room
- Bedroom Two
- En-Suite Shower Room

