



Very energy efficient - lower running costs

A (1-10) Centre Present

B (11-18) Good

C (19-29) Satisfactory

D (30-40) Poor

E (41-50) Very poor

F (51-60) Bad

G (61-70) Very bad

75

44

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

12-20

## ABOUT

- Three Double Bedrooms
- Private Garden
- Off Street Parking
- Share Of Freehold
- Large Room Sizes
- High Speed Link To London
- Excellent Schooling

SPACIOUS MAISONETTE WITH GARDEN, PARKING AND NO CHAIN!

Miles and Barr are delighted to offer this wonderful apartment to the market.

This home is located for easy access to the both Folkestone and Cheriton High streets and the sea front, great schooling at both Junior and Grammar levels as well as excellent transport links via road and train, including the high speed link to London.

The apartment offers spacious accommodation arranged over two floors. On the ground floor is your private entrance, leading up to the first floor. Here you will find a large lounge of 20ft, a kitchen / diner with modern fitted kitchen and space or a table, a double bedroom and a well-appointed family bathroom with an extra corner shower. On the second floor are two further double bedrooms, a separate cloakroom and a large amount of storage within the eaves.

Outside, the home has private use of both the front garden and the rear garden, very sought after indeed and an allocated off street parking space as well.

The home will be issued to a new owner with a brand new 50% share of freehold and a 999 year lease, which is currently being set up.

With its great location, huge room sizes, parking, garden, share of freehold and no chain ahead...what more could you ask for. Call Miles and Barr today!

### MATERIAL INFORMATION

Length of lease: There Will Be A New Lease Of 999 Years  
Annual ground rent amount: NA  
Ground rent review period: NA  
Annual service charge amount: Yet To Be Set  
Service charge review period: TBC  
Council tax band: A  
Shared Ownership (% share being sold): 50%

## DESCRIPTION

### Entrance

Lounge 20' x 12'06" (6.10m x 3.81m)

Kitchen / Diner 14'03" x 11'07" (4.34m x 3.53m)

Bedroom One 10' x 9' (3.05m x 2.74m)

Bathroom 8'11" x 6'02" (2.72m x 1.88m)

### Second Floor

Bedroom Two 19'04" x 12'06" max (5.89m x 3.81m max)

Bedroom Three 12'08" x 11'09" (3.86m x 3.58m)

### Separate W/C

### Large Storage Area

### External

### Private Front Garden

### Private Rear Garden

### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

## LOCATION

Cheriton

Just West of the main Folkestone Town is Cheriton, a very popular area to reside and offers both excellent transport links and fine schooling including both junior and grammar levels. The High Speed Link to London is a strong lure for those looking to commute back into town and the eclectic mix of homes ranging from new builds to Victorian make it an ideal spot to find what you are looking for.

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.

