



26 CROMWELL PARK PLACE  
FOLKESTONE

£200,000

- Two Bedrooms
- Open Plan Living Area
- New Modern Kitchen
- Private Garden
- Allocated Parking
- Great Schools
- Excellent Transport Links
- High Speed Link to London
- Double Glazed
- Popular and Quiet Location

## 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.

### 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.

## ABOUT

OPEN HOUSE, STRICTLY BY APPOINTMENT ONLY  
GUIDE PRICE £200,000  
FRIDAY JANUARY 22ND 13.00-15.00  
SATURDAY JANUARY 23RD 13.00-15.00 - FULLY BOOKED

CALL NOW TO BOOK YOUR APPOINTMENT SLOT.

FIRST TIME BUYERS AND BUY TO LET INVESTORS  
FORM AN ORDERLY QUEUE!

MILES AND BARR are very pleased to offer this two bedroom starter home to the market.

Located in a very sought after and quiet cul-de-sac, this home is within easy reach of the town centre and sea front, great schooling at both Junior and Grammar levels and excellent transport links via road and train including the high speed link to London, thus making this home ideally situated for all your needs.

Inside you will find the home to be very well presented throughout and offers accommodation comprising; open plan lounge / diner and an updated modern kitchen with new white high gloss units to the ground floor. Upstairs you will find two bedrooms and a well appointed family bathroom. Outside there is a private garden which is approximately 25ft and is laid to a mixture of decking, patio and artificial grass.

This home is also offered with an allocated parking space, something often sought and rarely found with starter homes. So for more information and your chance to view, call MILES AND BARR today!

## DESCRIPTION

### GROUND FLOOR

Lounge / Diner 14'4" x 12'3"

Kitchen 12'3" x 5'8"

### FIRST FLOOR

Bedroom 10'8" x 10'2"

Bedroom 9'10" x 6'1"

Bathroom 6'6" x 5'8"

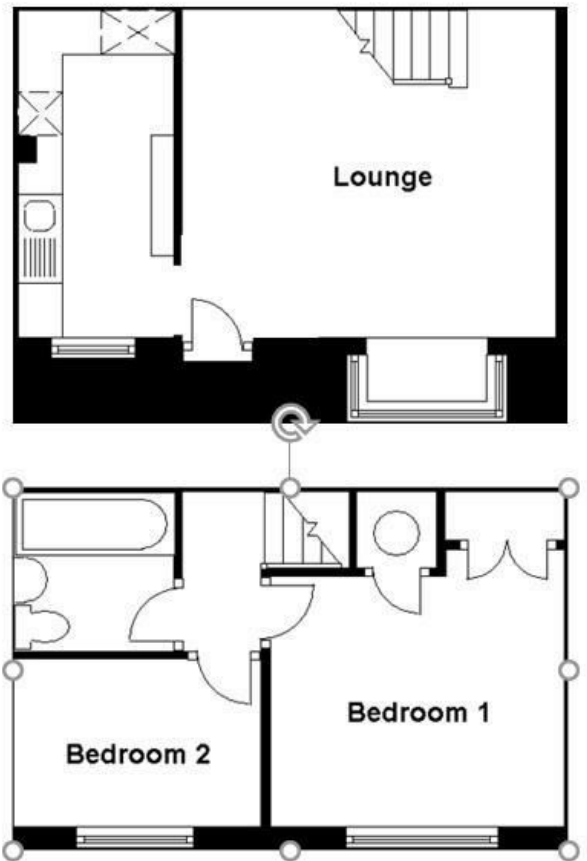
### OUTSIDE

Garden 25' x 20' approx

ALLOCATED PARKING SPACE



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC