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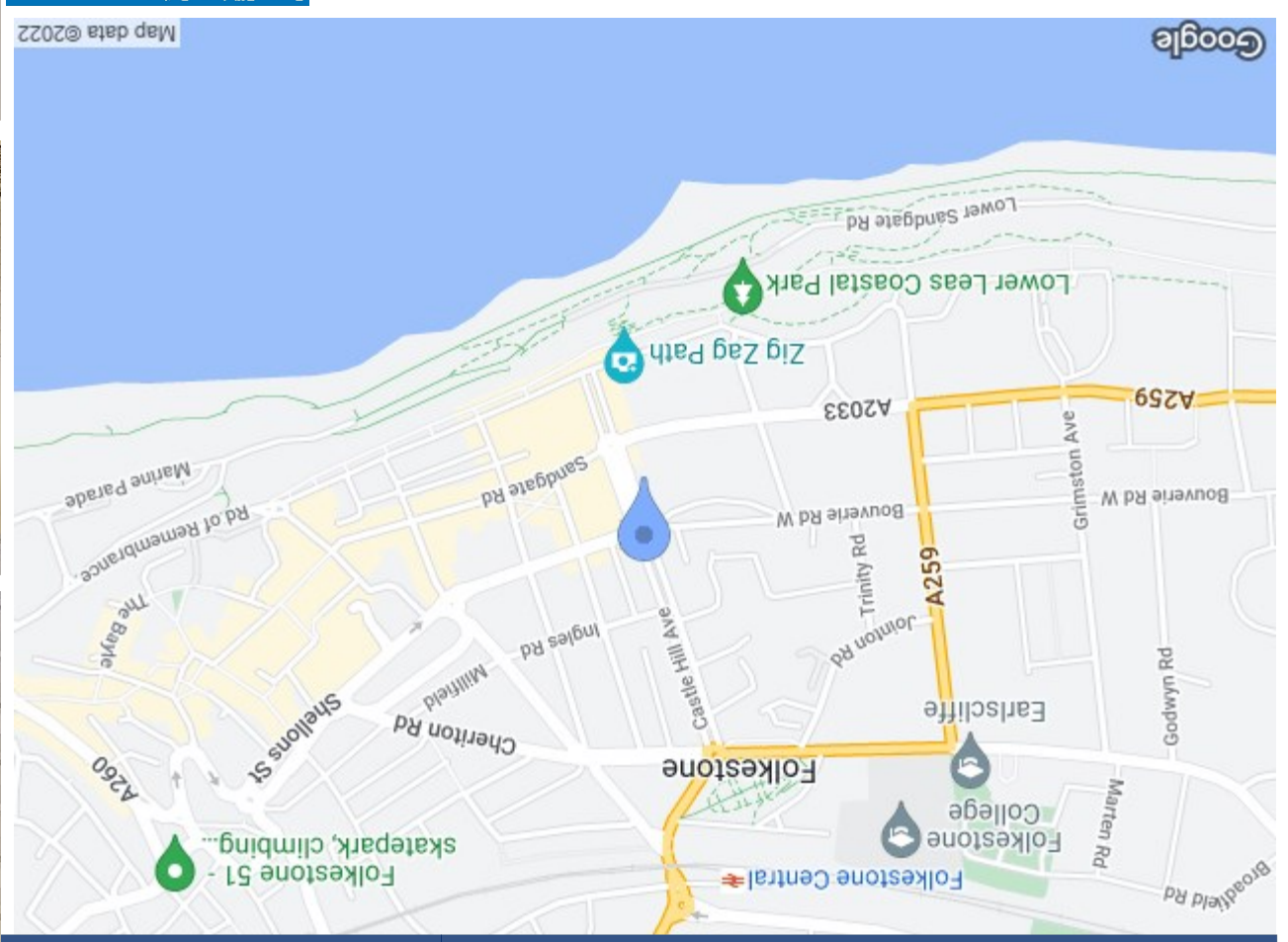


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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Standard	C (69-80)
Energy inefficient - higher running costs	D (55-65)
	E (45-54)
	F (35-44)
	G (21-34)
	H (1-20)

Current: Possible: 72 59



CASTLE HILL AVENUE FOLKESTONE



**CASTLE HILL AVENUE
 FOLKESTONE**

GUIDE PRICE £290,000

- Council Tax Band: B
- No Chain
- Two Bathrooms & A Cloakroom
- Immaculate Finish Throughout
- Long Lease
- Sought After Central Location
- Communal Gardens
- Close To The Leas
- EPC - D

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

IMMACULATE GROUND FLOOR APARTMENT IN FOLKESTONE'S SALUBRIOUS WEST-END!

Offered to the market with no onward chain and finished to the highest of standards throughout. The property has undergone extensive refurbishment to now offer a very modern and stylish three bedroom home. Accessed via it's own private entrance with communal gardens around. Once inside you are greeted into a bright central hallway with cloakroom. The main hub of the home is the open plan living space with large bay window and high quality fitted kitchen with integrated appliances. The main bedroom overlooks the rear garden via a large bay window and also benefits from a en-suite shower room. There are a further two good size bedrooms, one to the rear and one to the front. The one to the front leads to a utility space which houses the brand new boiler and also room for a washing machine. There is also a luxurious family bathroom with free standing bath and separate shower cubicle. As well as a high quality finish throughout the owners have also extended the lease.

Castle Hill Avenue lies in the centre of Folkestone, a beautiful tree-lined avenue that leads up from the railway station and ends at Folkestone's famous Leas overlooking the sea. It offers easy access to all commuter links as well as the seafront and Old High Street.

MATERIAL INFORMATION

Length of lease: 999 years from 07/01/2021
 Annual ground rent amount: £0 PA
 Ground rent review period: 30 years
 Annual service charge amount: £1,500 per annum
 Service charge review period: Yearly
 Council tax band: B

DESCRIPTION

Ground Floor

Entrance Hall

Cloakroom

Open Plan Living Room 20'5 x 13'8 (6.22m x 4.17m)

Bedroom One 17'8 x 13'9 (5.38m x 4.19m)

En-Suite Shower Room 8'8 x 5'0 (2.64m x 1.52m)

Bedroom Two 15'5 x 6'10 (4.70m x 2.08m)

Bedroom Three 9'7 x 8'7 (2.92m x 2.62m)

Utility Room

Family Bathroom 9'5 x 5'7 (2.87m x 1.70m)

