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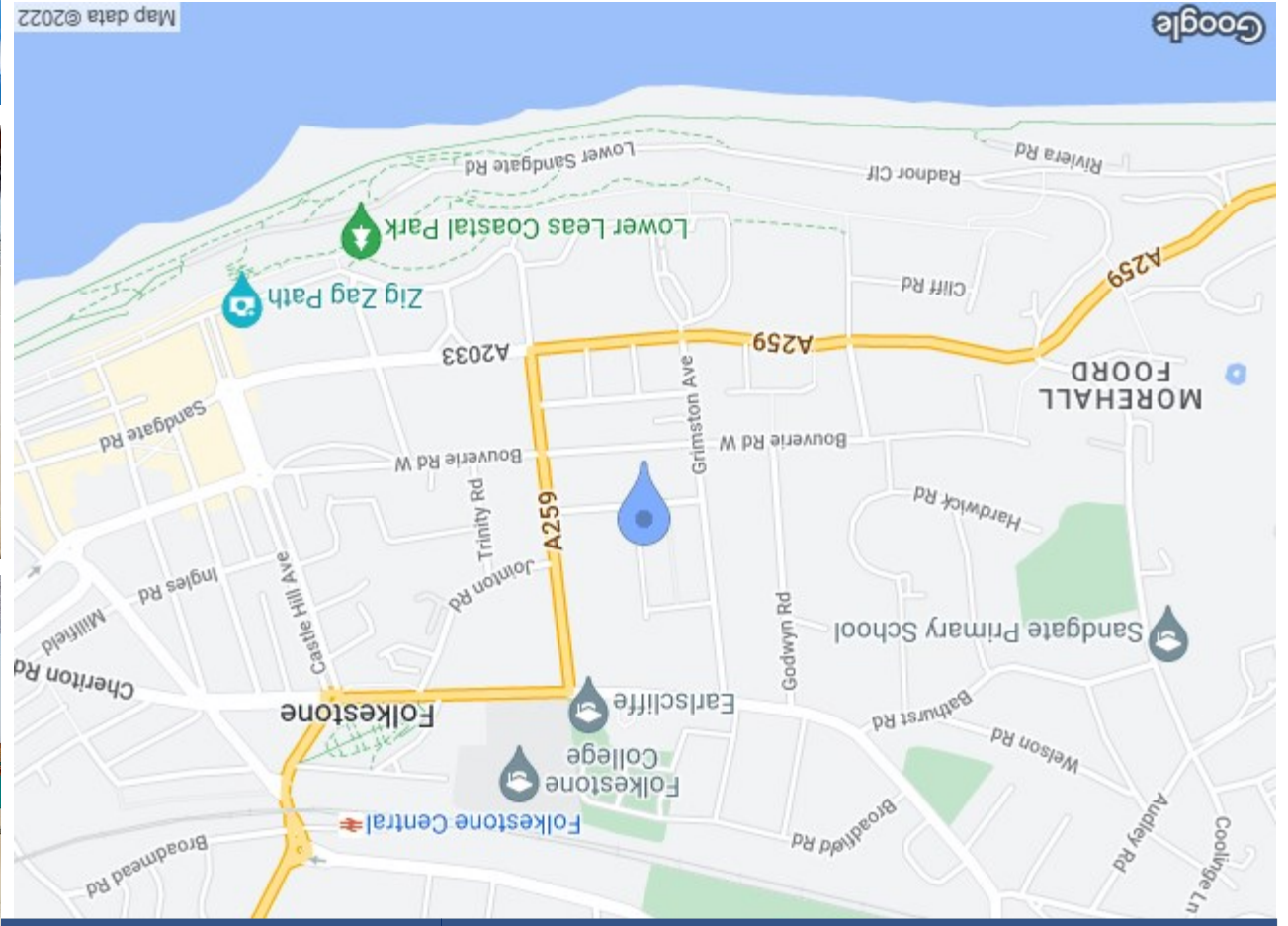

...valuing people, not just property



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 (65-80)
Energy inefficient - higher running costs	D (55-64)
	E (45-54)
	F (35-44)
	G (21-34)
	H (1-20)

Energy Efficiency Rating

Map data ©2022



BOUVERIE ROAD WEST FOLKESTONE



BOUVERIE ROAD WEST FOLKESTONE **OFFERS OVER £250,000**

- 1st Floor Apartment
- Three Double Bedrooms
- Modern Open-Plan Living
- West End Location
- High Speed Link To London
- Walk To Sea Front
- Walk To Town
- Great Schooling
- Very Long Lease

LOCATION

West End

Famed for its sought after and salubrious location, the West End of Folkestone is arguably the most desirable place to live. It provides an array of homes ranging from large executive styles to period apartments on the sea front and is most enjoyed for its close proximity to the sea and town and also the great train links it offers to London, allowing a commute in under an hour!

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.

ABOUT

OPEN DAY SATURDAY THE 2ND OF JULY - BY APPOINTMENT ONLY

THREE DOUBLE BEDROOMS, LONG LEASE, WEST END LOCATION, NO CHAIN!

MILES AND BARR are very pleased to offer this spacious and light first floor apartment to the market in immaculate condition.

Set in the heart of Folkestone's popular West End, this home is within easy reach of the town centre and sea front, great schooling at both Junior and Grammar levels as well as excellent transport links, including the high speed link to London, making this home ideally set for your every need.

This apartment is set on the first floor and offers light and spacious accommodation comprising; large entrance hall, amazing open plan space incorporating the lounge, kitchen and dining area, three great sized bedrooms, all taking a double bed and a well appointed family bathroom.

With its central location in the West End, spacious room sizes and long lease, this home is sure to please so call MILES AND BARR today for your viewing.

MATERIAL INFORMATION

Length of lease : 999 years from 25 December 1963

Annual ground rent amount : £125 PA

Ground rent review period : TBC

Annual service charge amount : £452 Twice Yearly

Service charge review period : TBC

Council tax band : C

DESCRIPTION

First Floor

Large Entrance Hall

Open-Plan Lounge / Dining Room 17'8 x 16'8 (5.38m x 5.08m)

Kitchen 10'2 x 6'5 (3.10m x 1.96m)

Bedroom One 16'7 x 7'11 (5.05m x 2.41m)

Bedroom Two 11'7 x 10'3 (3.53m x 3.12m)

Bedroom Three 11'0 x 6'8 (3.35m x 2.03m)

Bathroom 8'1 x 6'3 (2.46m x 1.91m)

