

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

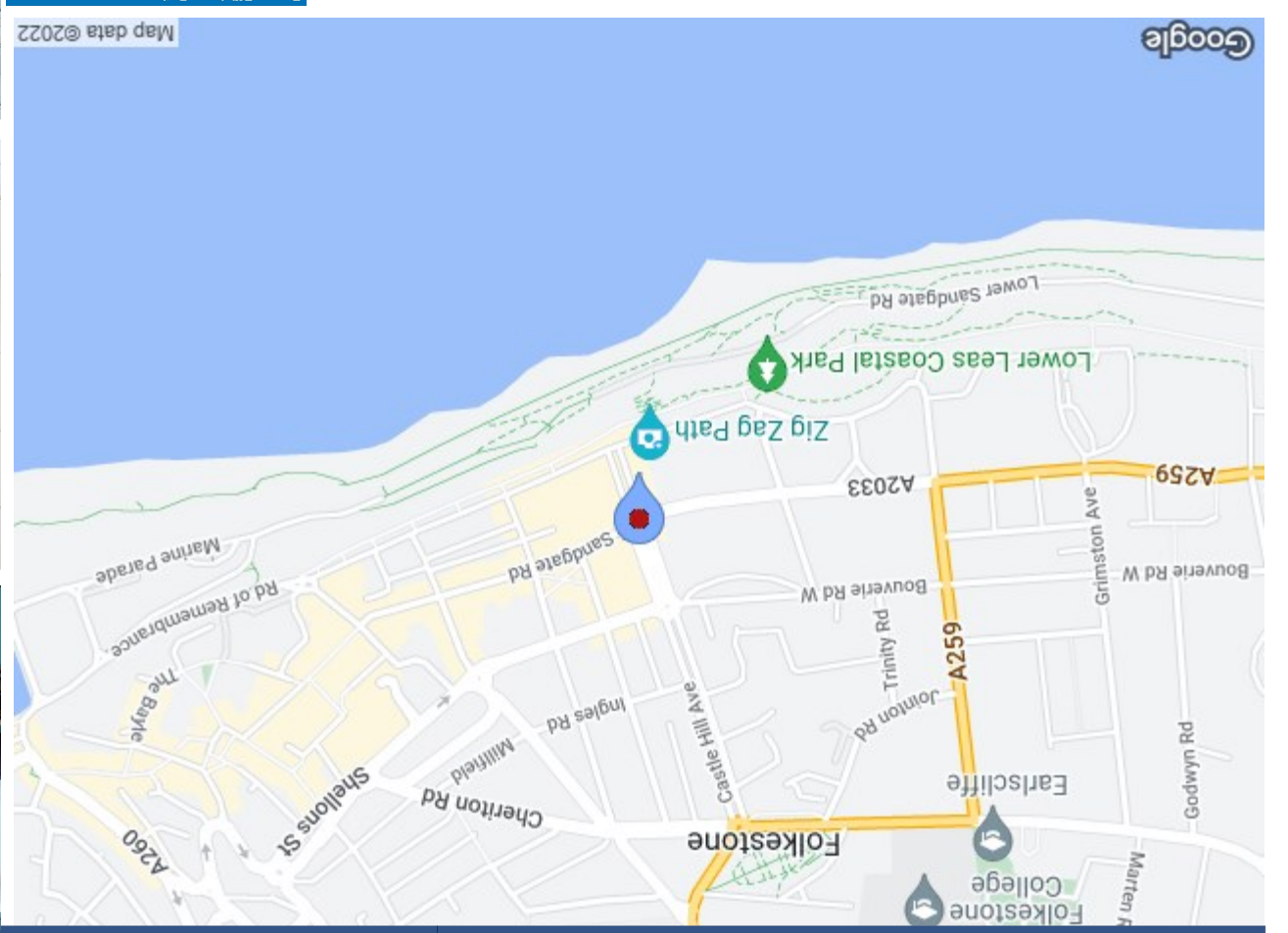
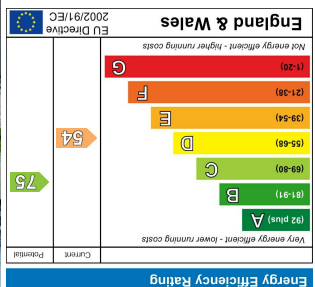
101 Sandgate Road, Folkestone, Kent, CT20 2BQ
 01303 255335 e folkestone@milesandbarr.co.uk

...valuing people, not just property

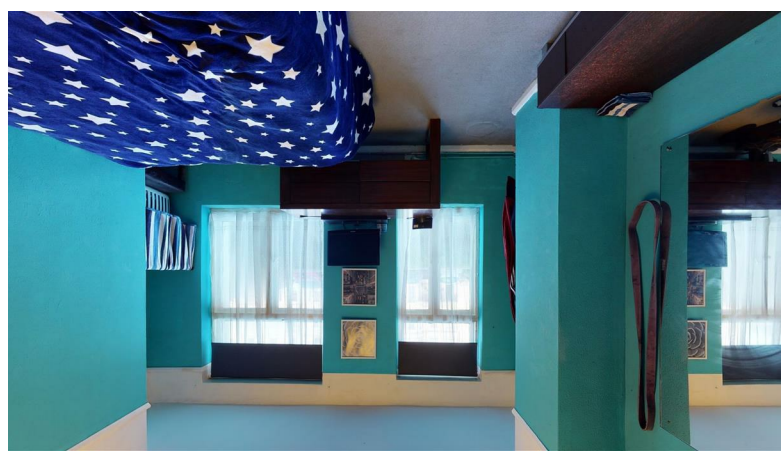
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CLIFTON GARDENS FOLKESTONE



**CLIFTON GARDENS
FOLKESTONE**

£150,000

- Council Tax Band - B
- Central Location Next To The Lease
- Private Entrance
- Long Lease
- Sought After Building
- Two Reception Rooms
- Chain Free

LOCATION

BUYERS FEES APPLY This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

ABOUT

For sale by Modern Method of Auction; Starting Bid Price £150,000.00 plus Reservation Fee...

PRIVATE FRONT DOOR WITH THIS LARGE LOWER GROUND FLOOR APARTMENT! BEING SOLD WITH TENANT IN SITU.

MILES AND BARR are very pleased to present this three bedroom flat to the market. Being located in central Folkestone, this home is within easy reach of the town centre and sea front, excellent transport links via road and train to Canterbury, Dover and London and is surrounded by many other amenities thus making this home ideally situated for all your needs. And would suit anyone looking for their first home or investment.

You have your own private front door through to a large central reception room, to the right is the lounge full of light from the curved windows. At the front of the property are three good size bedrooms with the kitchen and bathroom set further back. At the rear of the property there is access to the communal staircase.

Properties in this location are in high demand so please do not hesitate in calling MILES AND BARR to arrange your internal viewing!

MATERIAL INFORMATION

Length of lease : 999 years from June 1952

Annual ground rent amount : N/A

Ground rent review period : TBC

Annual service charge amount : £1250

Service charge review period : TBC

Council tax band : B

This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd"

DESCRIPTION

Ground Floor

Entrance

Lounge 14'4 x 9'6 (4.37m x 2.90m)

Dining Room 17'10 x 10'3 (5.44m x 3.12m)

Kitchen 13'3 x 4'9 (4.04m x 1.45m)

Bedroom One 9'10 x 9'8 (3.00m x 2.95m)

Bedroom Two 11'6 x 9'4 (3.51m x 2.84m)

Bedroom Three 11'5 x 7'6 (3.48m x 2.29m)

Bathroom 7'7 x 5'7 (2.31m x 1.70m)

