

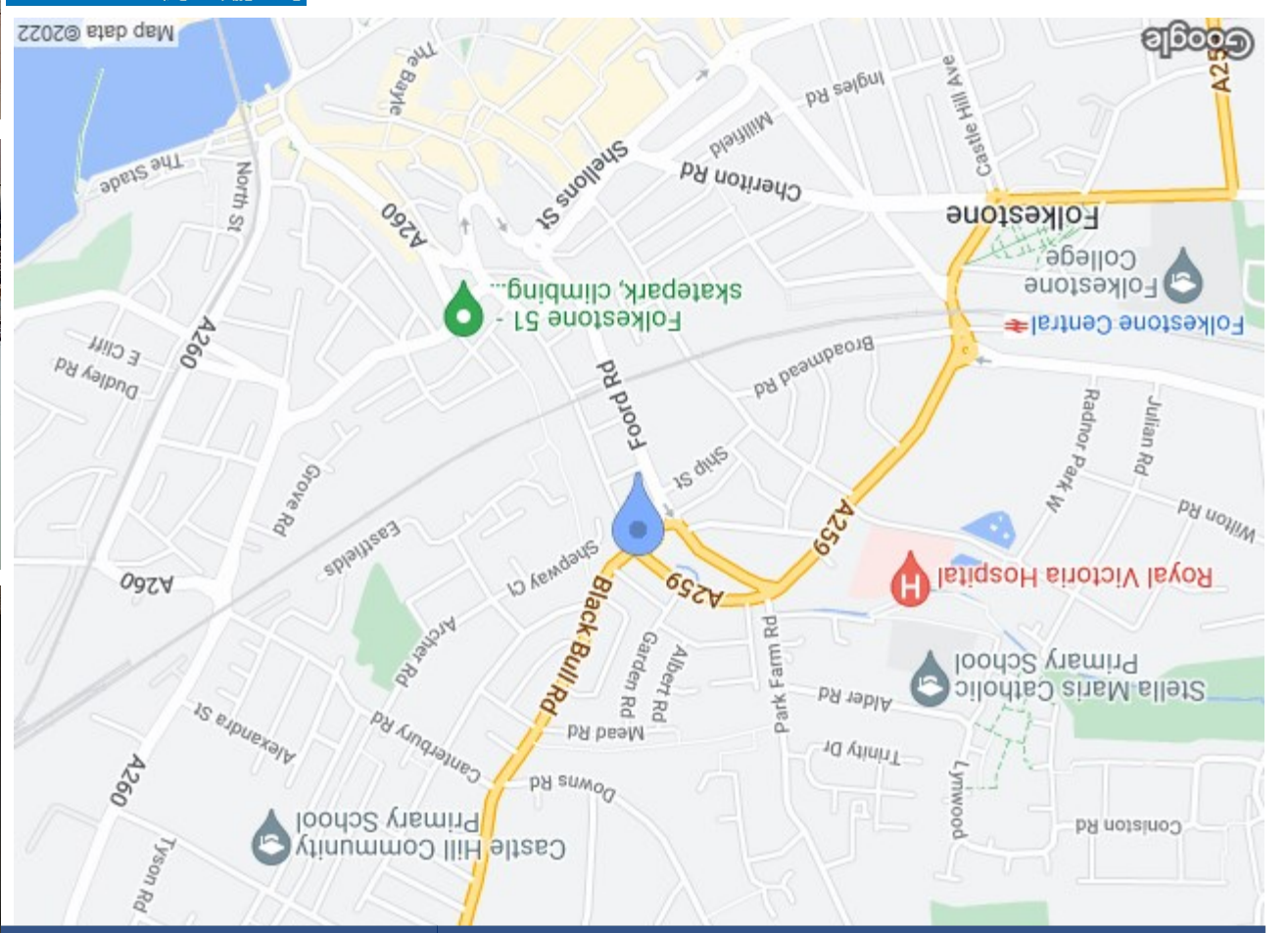
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and 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



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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
A+	(101-120)
Very energy efficient - lower running costs	
Current	
Potential	



FOORD ROAD FOLKESTONE



**FOORD ROAD
 FOLKESTONE**

BY AUCTION £120,000

- Council Tax Band - A
- Two double bedrooms
- Central location
- Private entrance
- Buyer fees apply

ABOUT

For sale by Modern Method of Auction; Starting Bid Price £120,000.00 plus Reservation Fee...

MILES AND BARR are pleased to offer this two bedroom maisonette apartment to the market.

Located in central Folkestone, this home is within easy reach of the town centre and sea front, the Harbour Arm, great schooling and excellent transport links via road and train, including the high speed link to London, making this home ideally situated for all your needs.

This home is laid out two floors. Once inside your private entrance, the home offers spacious, light and well presented accommodation comprising; lounge, kitchen and a bathroom on the first floor. On the second floor are two good sized double bedrooms.

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

MATERIAL INFORMATION

Length of lease: 99 years from 22/02/1989
 Annual ground rent amount: TBC
 Ground rent review period: TBC
 Annual service charge amount: When work needs to be completed
 Service charge review period: TBC
 Council tax band: A

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.

DESCRIPTION

First Floor

Lounge 15'1 x 14'2 (4.60m x 4.32m)

Kitchen / Diner 14'2 x 10'9 (4.32m x 3.28m)

Bathroom 9'8 x 9'8 (2.95m x 2.95m)

Second Floor

Bedroom One 13'11 x 12'6 (4.24m x 3.81m)

Bedroom Two 14'2 x 11'5 (4.32m x 3.48m)

