



Flat C, 40, Shorncliffe Road, Folkestone, CT20 2NB  
Guide Price £210,000





## Folkestone, CT20 2NB

Nestled on the popular Shorncliffe Road in Folkestone, this delightful ground floor 2 bedroom flat offers a perfect blend of traditional features and modern living. With a spacious open-plan living and dining room, this property provides ample space for both relaxation and entertaining. The south-facing aspect ensures that the lounge benefits from lovely natural light, accentuated by the large bay window that creates a warm and inviting atmosphere.

The property benefits from two double bedrooms, with the main bedroom enjoying a lovely south-facing bay window, and the second bedroom being ideal as a guest room and study. The separate modern kitchen is light and spacious. The family bathroom is thoughtfully designed, complete with a shower over the bath.

This property is not only bright and inviting, but also conveniently located, offering easy access to local town amenities and very close to Folkestone Central Rail Station, making it perfect for commuting. With its appealing features and prime location, viewing is highly recommended.

NO CHAIN.

Service Charges:

Total per Annum for 2025-26 - £2,743.76

Ground Rent Charges:

Total per Annum - £150





## Hall

|                    |  |
|--------------------|--|
| <b>Living room</b> | 18'10" into bay x 17'5" (5.75 into bay x 5.33) |
| <b>Kitchen</b>     | 10'2" x 8'7" (3.11 x 2.63)                     |
| <b>Bedroom 1</b>   | 13'10" into bay x 16'5" (4.24 into bay x 5.02) |
| <b>Bedroom 2</b>   | 7'2" x 12'3" (2.20 x 3.75)                     |
| <b>Bathroom</b>    |  |

- 2 Bedrooms
- Very close to Folkestone Central Rail Station
- Sought-after location
- Bright and spacious
- South facing living room with wonderful bay window
- Modern kitchen
- NO CHAIN - VACANT

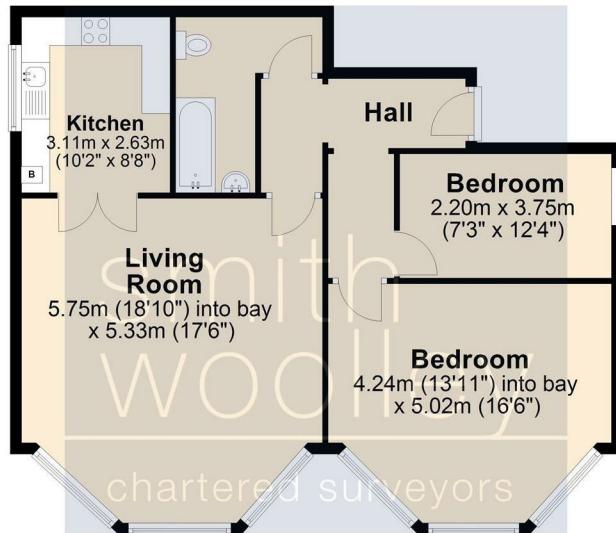




## Floor Plans (\*Additional floors may be continued on further brochure pages)

### Ground Floor

Approx. 79.1 sq. metres (851.3 sq. feet)



Total area: approx. 79.1 sq. metres (851.3 sq. feet)

### EPC

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

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

### Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.