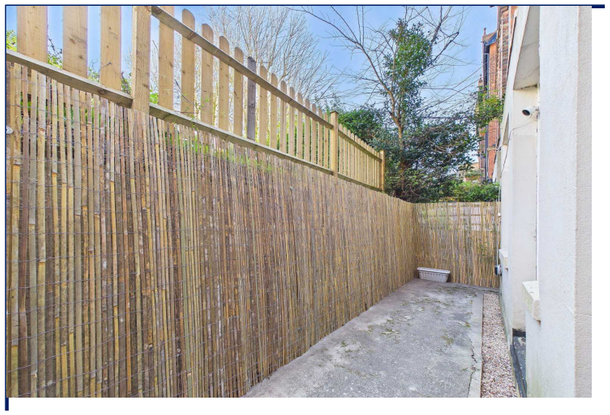
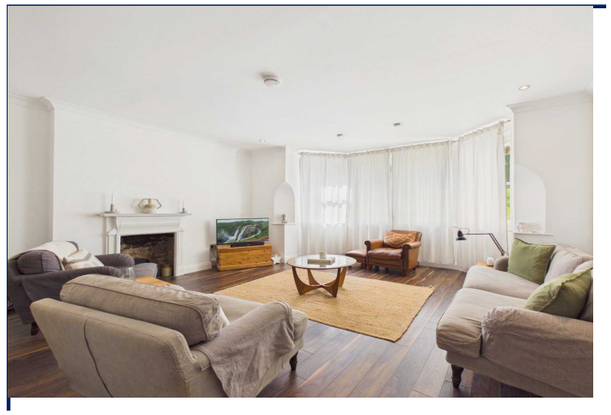
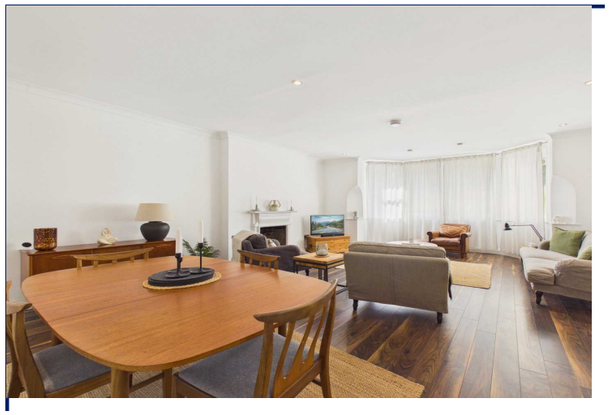
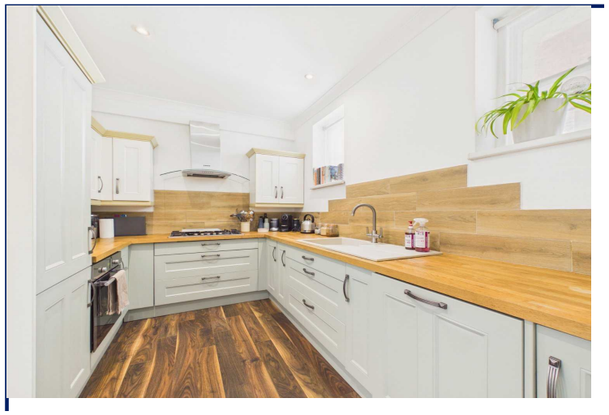


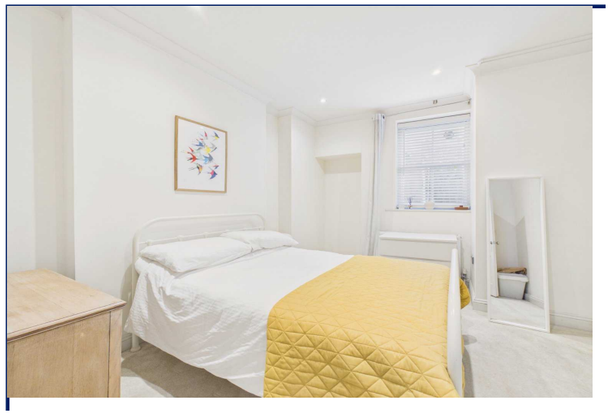


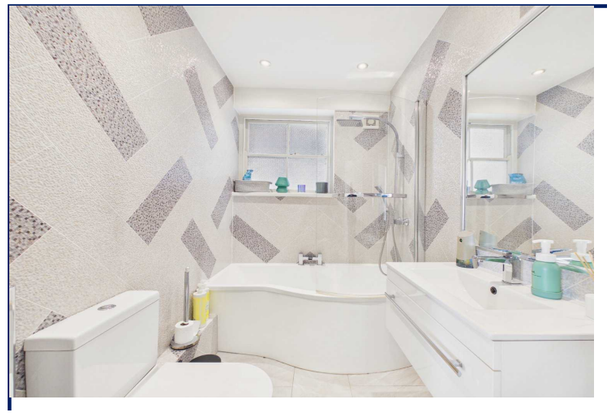












Garden Flat, Earls Avenue, Folkestone

Offers in the region of: £325,000

Leasehold

Reeds Rains

reedsrains.co.uk

Garden Flat, Earls Avenue, Folkestone, Kent, CT20

Offers in the region of: £325,000 Leasehold

Council Tax Band: B
EPC Rating: D

A beautifully presented three bedroom GARDEN apartment located in a popular residential tree lined avenue, close to the Leas Promenade and beach. The bright and airy accommodation is accessed via its own PRIVATE ENTRANCE and offers great size rooms with a spacious lounge/diner, stylish fitted kitchen, modern bathroom and three bedrooms with the main bedroom benefitting from a contemporary styled EN-SUITE, a very generous walk-in wardrobe, and direct access to the private rear courtyard. From the third bedroom, there is a fitted ladder allowing access to a storage space measuring 2.56m x 0.78m. The property also benefits from a long lease. Internal viewing comes highly recommended to fully appreciate all this wonderful apartment has to offer.

Location
Earls Avenue is considered to be amongst the most desirable of addresses in this sought-after West End location only about a mile from Folkestone town centre and a short, level walk from Folkestone West Station where the High Speed Link service to London, St Pancras is available (journey times of around 50 minutes). The property is only a short walk from The Leas promenade. There are well-regarded primary and secondary grammar schools within walking distance. Folkestone is fast being recognised by commuters as the perfect place to be with easy access to London and glorious situation by the sea. The West End of Folkestone is lined with period properties and also features The Grand with its beautiful seaside promenade, frequented at the turn of the last century by Royalty and High Society. The popular Creative quarter, home of a variety of independent shops and eateries is a short stroll away.

Private Entrance
Steps down to private entrance affording access to the Garden Flat.

Private Courtyard
A private courtyard to the rear of the apartment accessed from the main bedroom. Side access out to the side alleyway.

Lease Details
We have been informed by our vendor that theproperty has a 125 year lease from 2015.

Service Charge
We have been informed by our vendor that the typical service charge for the building is between £1000 and £1200 per annum.

Ground Rent
We have been informed by our vendor that the ground rent is £200 per annum.

Council Tax Band
Band B.

EPC Rating
EPC - D

Agents Note
If an offer is accepted on a property marketed by Reeds Rains, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations and we use a specialist third-party company to carry out these checks. The fee is £30 plus VAT (£36 including VAT) per transaction, payable once the offer is agreed and before the sales memorandum is issued. Please note that once paid, this charge is non-refundable.

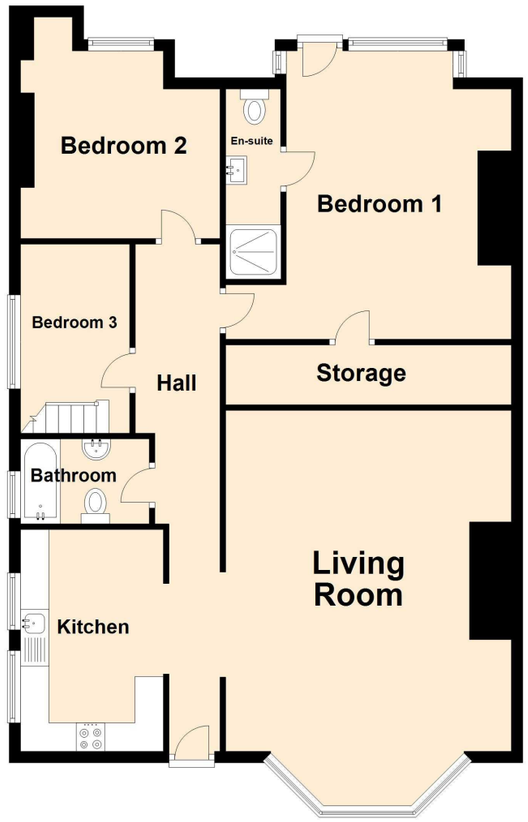
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Garden Flat
Approx. 105.4 sq. metres (1134.7 sq. feet)



Total area: approx. 105.4 sq. metres (1134.7 sq. feet)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.