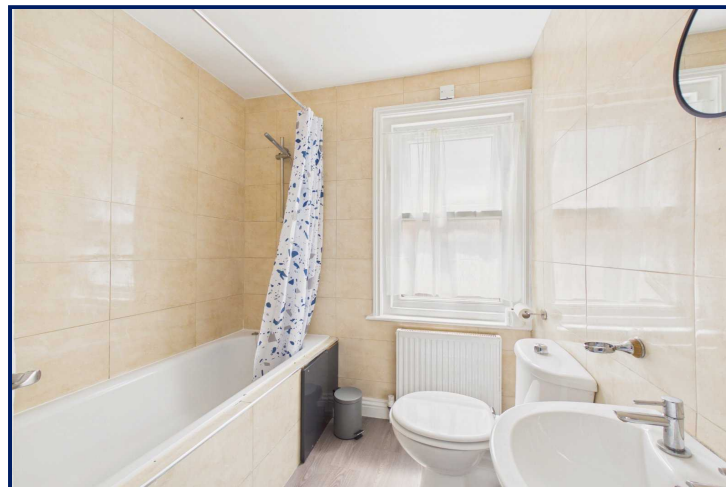
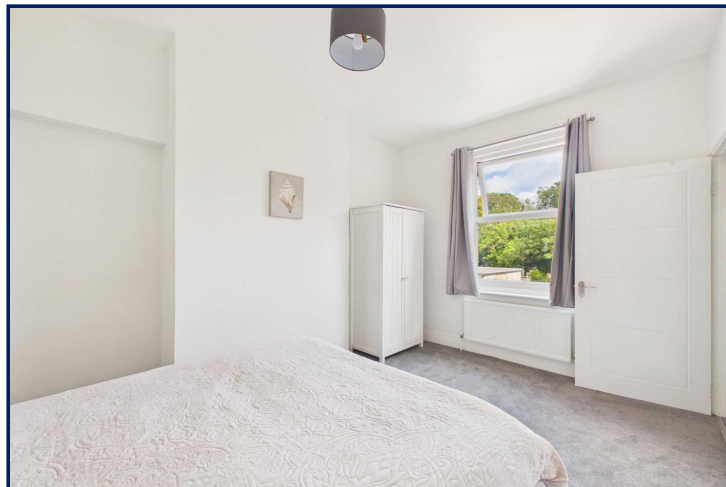
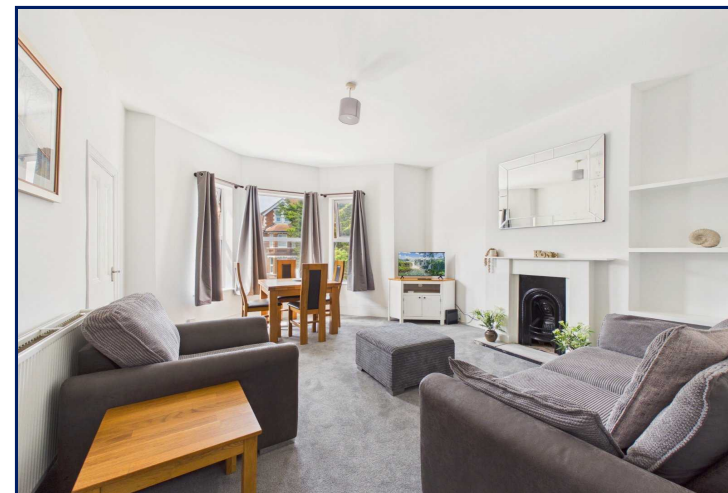
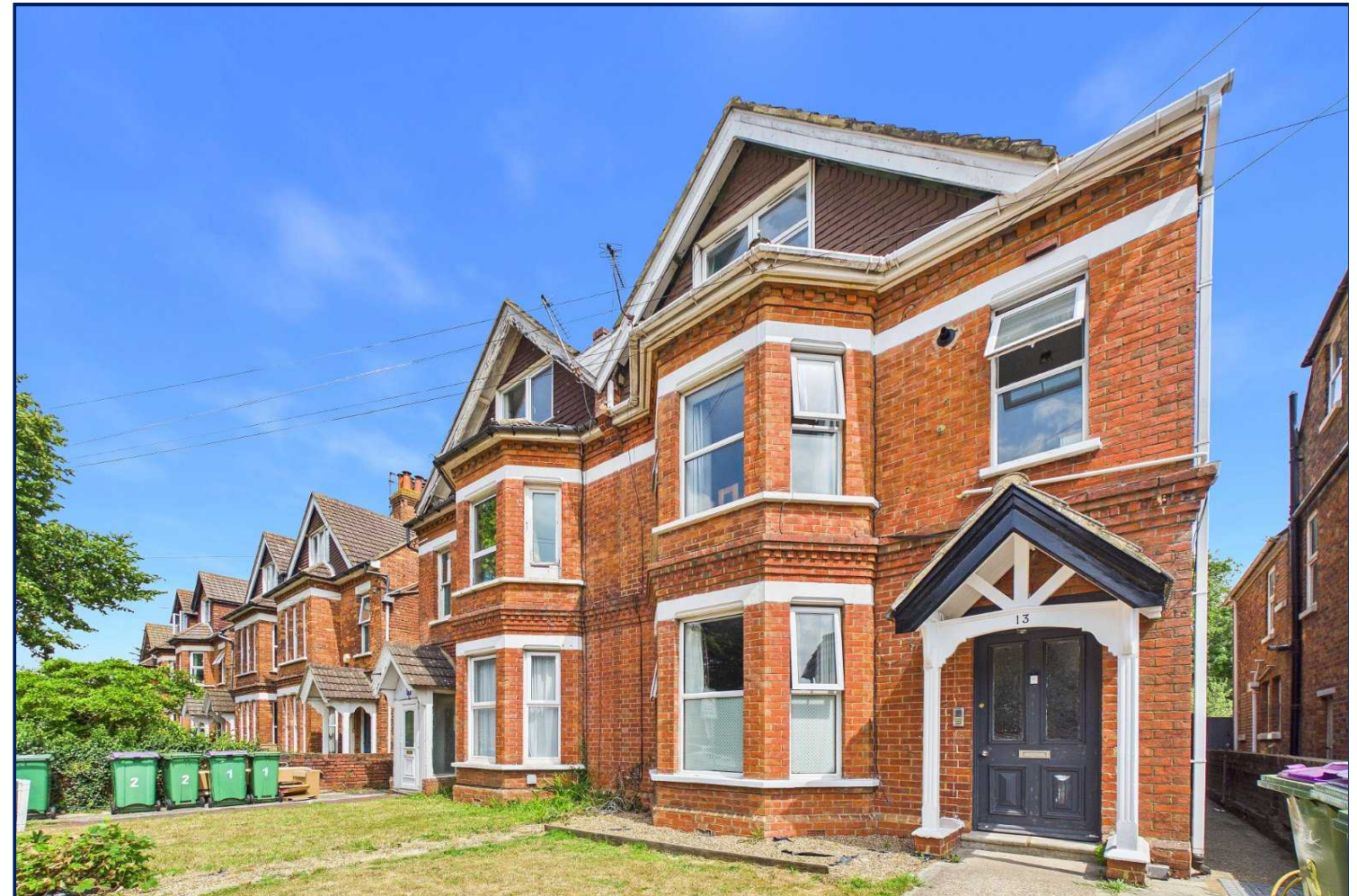
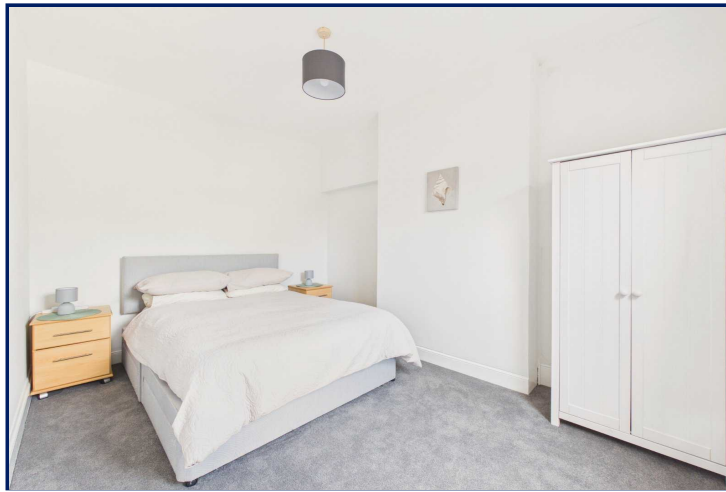




Beachborough Road,
Folkestone

Asking Price: £250,000
Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Flat 2, 13 Beachborough Road, Folkestone, CT19 4AB

Asking Price: £250,000

Council Tax Band: A

EPC Rating: C

Reeds Rains are delighted to bring to the market this two bedroom first floor apartment situated in a sought after location close to Folkestone West train station which provides fast links to London in under one hour. The property offers two bedrooms, a good sized bay fronted lounge, modern fitted kitchen and bathroom. Sole Agents Reeds Rains are offering the property to the open market chain free and we do recommend early viewing in order to avoid any disappointment.

Location

This property is ideally situated in the West End of Folkestone and is well suited for the local transport and popular schools. Folkestone West Train Station is within very close proximity and can be accessed by foot. The Harvey Grammar School for boys is under half a mile by foot and Folkestone School for Girls is circa one mile. The popular Leas Promenade is within two miles from the property. Also less than a mile and a half away is Folkestone Town Centre with its local restaurants, shops and supermarkets. Folkestone is a port located on the English Channel in Kent. The town is located at the eastern end of the M20 and provides fast access to Ashford, Maidstone, London and also to the M25. The A20 is motorway-standard to Dover. Folkestone also marks the eastern end of the A259 with access to Hastings, Eastbourne and beyond. To the north, roads connect Folkestone to Canterbury and nearby villages.

Communal Entrance

Via secure entry door. Stairs up to First Floor.

First Floor

Entrance Hall

13'1" x 2'4" (4m x 0.7m)

Living Room

15'11" x 13'3" (4.85m x 4.04m)

Kitchen

9'8" x 6' (2.95m x 1.83m)

Bedroom 1

13'1" x 9' (4m x 2.74m)

Bedroom 2

11'1" x 8'10" (3.38m x 2.7m)

Bathroom

7'3" x 6'5" (2.2m x 1.96m)

Lease Details

To be confirmed.

Service Charge

To be confirmed.

Ground Rent

To be confirmed.

Council Tax Band

Band A.

EPC Rating

EPC - C

The Reeds Rains branch at 85 Sandgate Road, Folkestone, Kent CT20 2AF is operated by Francis Dumbrell Limited which is independently owned and operated under a Licence from Reeds Rains Limited. Francis Dumbrell Limited is registered in England within Company Number 06222470. Registered Office: 85 Sandgate Road, Folkestone, Kent CT20 2AF

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.

