



Flat 4, The Old Officers Mess Major Close

Guide Price £290,000





## Flat 4

### The Old Officers Mess, Folkestone

Immaculate 2-bed ground floor apartment with countryside views, elegant design, underfloor heating, high ceilings, and quality finishes. Convenient location, allocated parking, communal areas, and bike storage. Offers invited £290,000 - £300,000. Viewings recommended. Contact Andrew & Co. Tenure: Leasehold

- OFFERS IN REGION OF £290,000 - £300,000
- TWO LARGE DOUBLE BEDROOMS
- UNDERFLOOR HEATING
- GRAND WINDOWS WITH PLANTATION SHUTTERS
- HIGH CEILINGS AND HIGH END FINISHES THROUGHOUT
- GRADE II LISTED BUILDING
- SOUGHT AFTER LOCATION WITH SURROUNDING COUNTRYSIDE
- CLOSE TO SEAFRONT IN SANDGATE
- EASY ACCESS TO M20 AND HIGH SPEED HSI LINK TO LONDON



### COMMUNAL ENTRANCE

Stunning communal area with decorative flooring tiles, security door with video intercom into each flat. To the left of the communal area is a wheelchair accessible route along the ground level to the entrance of flat 4. There is also a rear door off the communal entrance which leads out to a communal outside space with a patio area and bike storage.

### ENTRANCE HALL

17' 7" x 3' 6" (5.35m x 1.06m)

Laminate wood flooring in light oak grey with underfloor heating, stylish decorative panel boarding along the hallway and two useful storage cupboards to either end of the hallway. Doors to:-

### OPEN PLAN KITCHEN, DINING AND LOUNGE AREA

15' 9" x 21' 11" (4.81m x 6.68m)

Stunning open plan kitchen/dining and lounge area offering ample space. Lovely high ceilings with UPVC double glazed window to the front, lower half with plantation shutters and upper half with roller blind. Continuation of laminate wood flooring in light grey oak from entrance hall with underfloor heating also. Feature wall with solid oak mantle-piece. Kitchen comprises of matching wall and base units in high glass grey, Granite worktops and part-tiled walls. Integrated fridge/freezer, washer/dryer machine, dishwasher, stainless steel sink, fan oven, electric hob with extractor fan and Granite splash back behind.

### BEDROOM

15' 6" x 15' 1" (4.73m x 4.59m)

Lovely high ceilings with two tall UPVC double glazed windows to the front with plantation shutters to the lower half and plenty of light flooding through the upper half. Underfloor heating, carpeted floor coverings and space for large wardrobes.

### BEDROOM

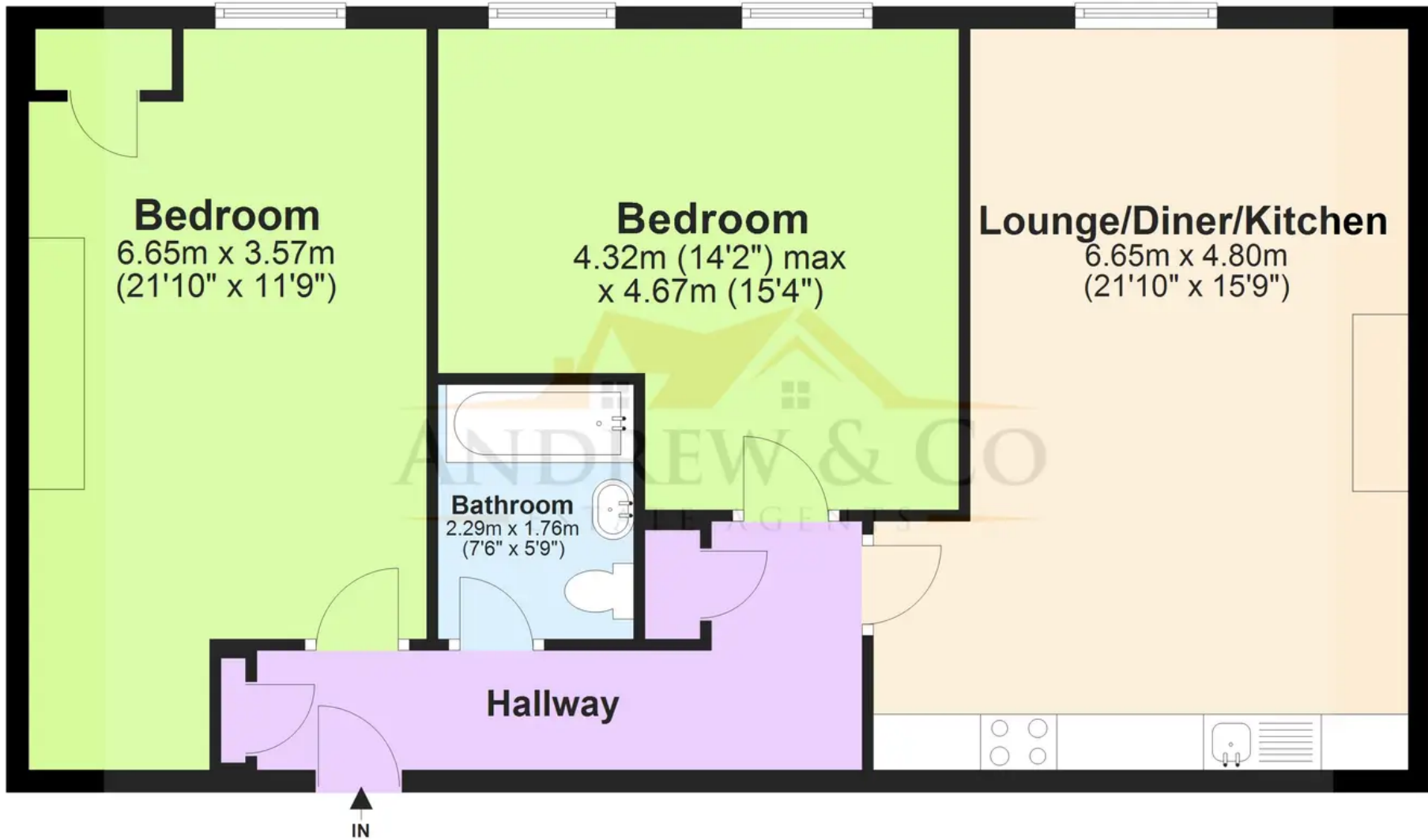
19' 11" x 12' 0" (6.06m x 3.67m)

Stunning tall UPVC double glazed window to the front with plantation shutters to the lower half and plenty of light flooding through the upper half. Lovely high ceilings to the



## Ground Floor

Approx. 82.2 sq. metres (884.7 sq. feet)



Total area: approx. 82.2 sq. metres (884.7 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.