



Flat 3, Lieutenant Court, 21 Colonel Drive

Guide Price £200,000 – £220,000




ANDREW & CO
ESTATE AGENTS



Flat 3

Lieutenant Court, Folkestone

Superb 2-bed apartment in Shorncliffe Heights development with en-suite, open plan living and Juliette balconies. Guide price £200,000 - £220,000. Convenient location with residents car park, local amenities, transport links, schools. Ideal for first-time buyers or investors.

Tenure: Leasehold

- GUIDE PRICE £200,000 - £220,000
- TWO BEDROOM APARTMENT
- IMMACULATE CONDITION
- EN-SUITE TO MAIN BEDROOM
- OPEN PLAN LIVING
- RESIDENTS CAR PARK
- POPULAR NEW SHORNCLIFFE HEIGHTS DEVELOPMENT
- CLOSE TO LOCAL SHOPS, TRANSPORT LINKS AND SCHOOLS

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COMMUNAL ENTRANCE

Communal entrance can be accessed from the front of the building or the rear parking area. Upon entering the building this flat is located up one flight of stairs to the first floor.

ENTRANCE HALLWAY

15' 5" x 6' 9" (4.69m x 2.05m)

Entrance hall has a large double storage wardrobe/cupboard and a separate storage cupboard. LVT flooring, radiator, fire alarm, intercom for communal door and thermostat for heating in hallway and open plan lounge/diner.

LOUNGE/DINER/KITCHEN AREA

21' 8" x 13' 10" (6.60m x 4.22m)

Triple aspect room with fitted slatted venetian blinds in the UPVC double glazed windows to the side of the property, UPVC double glazed window to the rear overlooking the car park and Juliette balcony to the front. LVT flooring, two radiators and ceiling mounted extractor fan. Kitchen comprises of matching wall and base units, AEG induction hob with extractor fan, AEG fan oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine and cupboard housing combi boiler.



BEDROOM

13' 5" x 10' 4" (4.09m x 3.15m)

UPVC double glazed patio doors leading to Juliette balcony to the front of the property, carpeted floor coverings, radiator and door to:-

EN-SUITE

6' 5" x 4' 11" (1.96m x 1.50m)

Internal room, full-sized walk-in shower, close coupled w/c, hand basin, LVT flooring, heated towel rail, part-tiled walls within the shower and extractor fan.

BEDROOM

13' 3" x 7' 10" (4.04m x 2.38m)

UPVC double glazed window to the front of the property with fitted roller blind, carpeted floor coverings and radiator.

FAMILY BATHROOM

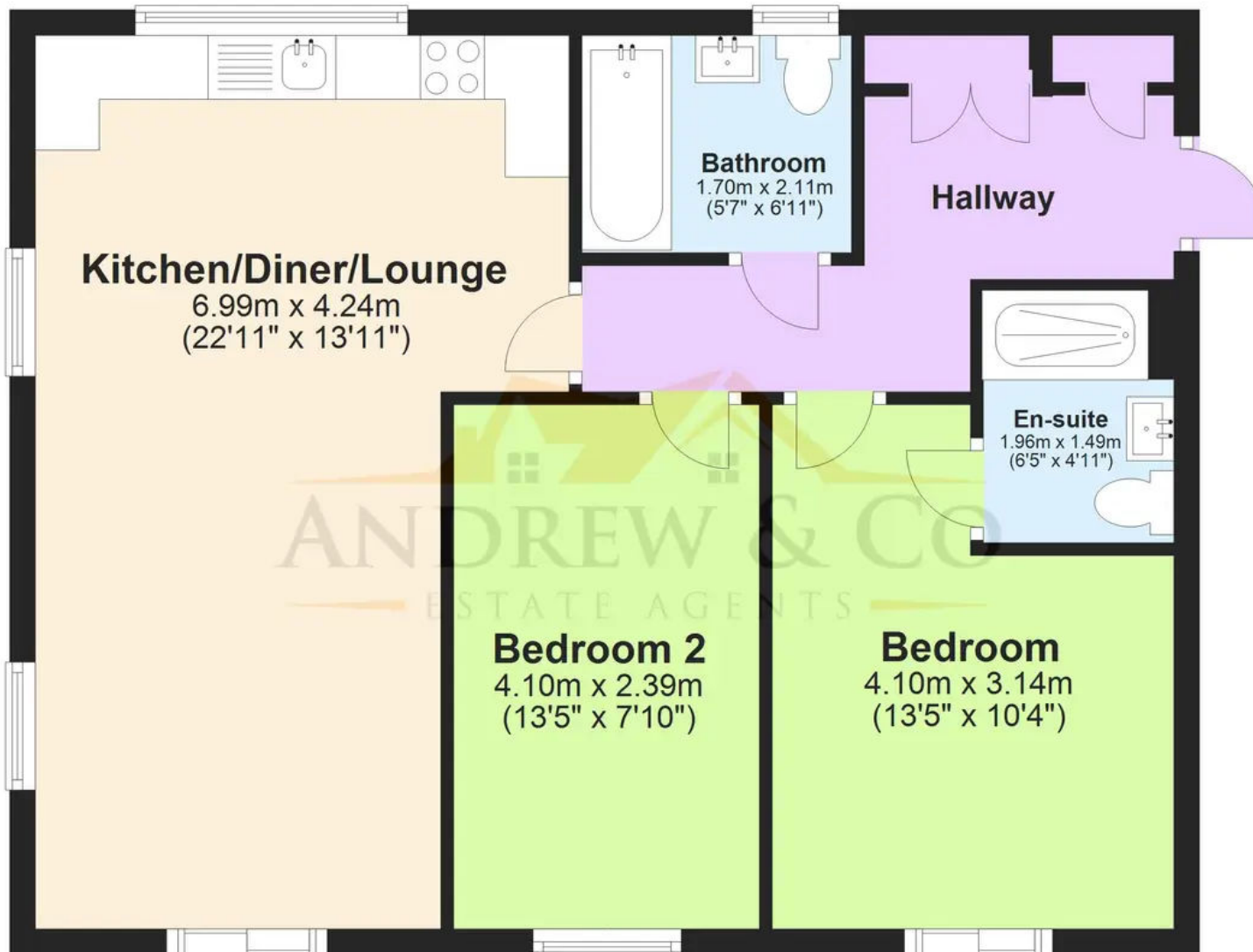
6' 11" x 5' 7" (2.11m x 1.71m)

UPVC double glazed frosted window with fitted roller blind to the side of the property, LVT flooring, full sized bath with part-tiled walls, close coupled w/c, heated towel rail, hand basin and extractor fan.



First Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



Total area: approx. 61.5 sq. metres (662.2 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.