



## Second Floor Flat, 17 St. Johns Church Road, Folkestone

Offers in Region of £180,000

Skippers

## Second Floor Flat

17 St. Johns Church Road, Folkestone

Nestled in a prime location, this charming 2 bedroom flat is a perfect blend of comfort and style. This top floor split-level flat offers a cosy lounge/living room, a fitted kitchen and bathroom, ideal for modern living. Street parking is available by permit, providing convenient access to your doorstep. The properties EPC rating is "E"

With just a short walk to the local town and Folkestone Central train station just round the corner this property has most things just on your door step. O.I.R.O £180,000.

Council Tax band: A

Tenure: Leasehold

- Offers in the region of £180,000
- Top Floor Split Level Flat
- Lounge / Living Room
- Fitted Kitchen & Bathroom
- Street Parking By Permit
- Very Close to Folkestone Central Station
- EPC Rating "E"



### **COMMUNAL HALL**

From Main Front Door to First level door stairs to second floor flat.

### **ENTRANCE HALL**

Up two half flights to the kitchen and bathroom level and then a few more steps to the living room and to both bedrooms:-

### **KITCHEN**

Spacious dual aspect kitchen, with UPVC double glazed windows either side. Matching base units in white with fan oven, gas hob, sink and part tiled walls. Space for fridge/freezer and washing machine with space for small table. Door leading to:

### **BATHROOM**

10' 2" x 5' 11" (3.10m x 1.80m)

Full suite with shower over bath. UPVC double glazed windows to side and rear. Worcester Bosch Boiler situated in a corner cupboard. Vinyl flooring and mirror over the hand basin.

### **LOUNGE**

15' 6" x 10' 6" (4.73m x 3.21m)

Large comfortable room with bright outlook to the road and distant views of the South Downs. UPVC double glazed bay windows to the front with carpeted floor coverings and a radiator.

### **BEDROOM**

10' 5" x 9' 7" (3.17m x 2.92m)

Double bedroom with UPVC double glazed Dorma window, carpeted floor coverings and a radiator.

### **BEDROOM**

9' 3" x 6' 11" (2.83m x 2.12m)

Single bedroom or office with UPVC double glazed window, carpeted floor coverings, radiator and loft hatch.



**LEASE**

Approximately 99 years remaining. (As informed by current owner)

**SERVICE CHARGES**

Currently set at £1384.33 per annum.

**GROUND RENT PER ANNUM**

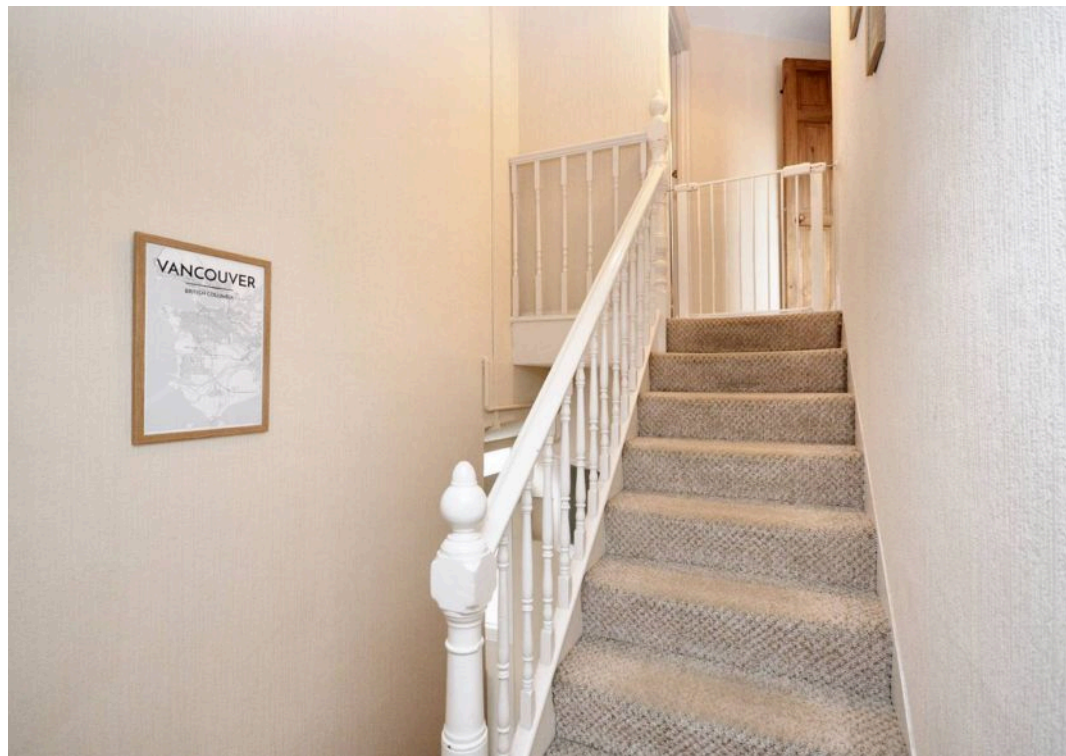
£50 (Peppercorn)

**Permit**

1 Parking Space

Permit parking on the road to the front.

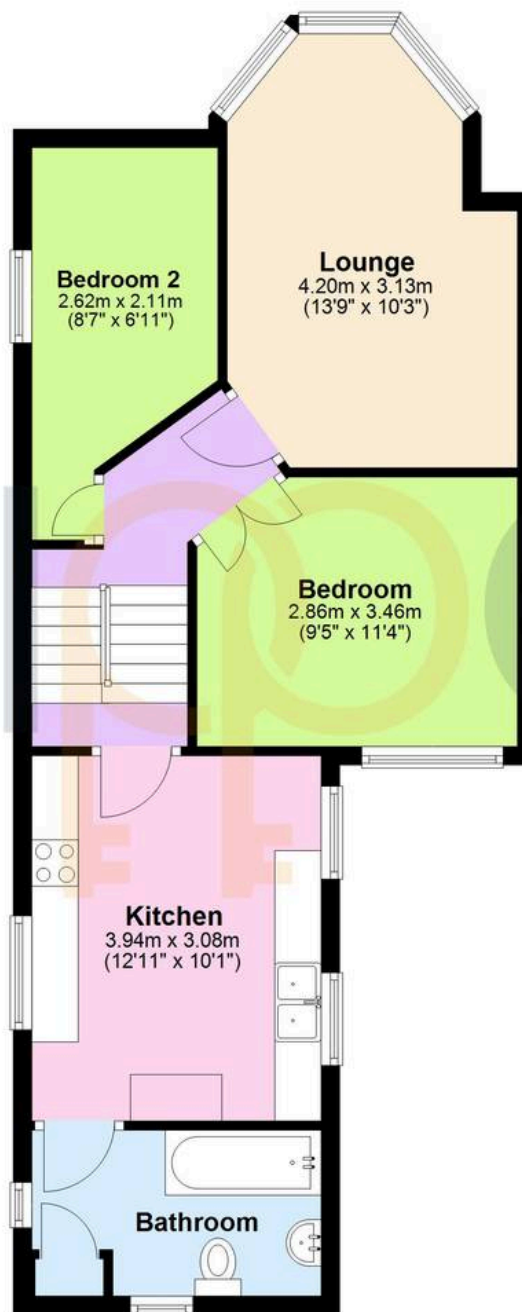






## Ground Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



Total area: approx. 54.1 sq. metres (582.6 sq. feet)



## Skippers Estate Agents Cheriton/Folkestone

30 High Street, Cheriton - CT19 4ET

01303 279955

[cheriton@skippers-ea.co.uk](mailto:cheriton@skippers-ea.co.uk)

[skippers-ea.co.uk](http://skippers-ea.co.uk)

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