



Flat 3, 37 Limes Road, Folkestone

Guide Price £190,000

Skippers

## Flat 3

37 Limes Road, Folkestone

Don't miss this attractive 2-bed flat in Folkestone! Offered chain-free at a guide price of £190,000 - £210,000, boasting 2 bedrooms, lounge/diner, kitchen, and main bathroom. Just a 2-minute walk to Folkestone West Station with HS1 links to London. Perfect for first-time buyers, downsizers, or investors. Great EPC rating of "D." Enjoy the vibrant town of Folkestone!

- Guide price of £190,000 - £210,000
- First Floor Flat
- Two Bedrooms
- Share of Freehold
- No Forward Chain
- Popular Location & Permit Parking Zone
- Two Minute Walk to Folkestone West Station (HS1 Links to London)
- EPC Rating "D"





Introducing this attractive two-bedroom first-floor flat in the popular location of Folkestone. Boasting a seamless blend of comfort and convenience, this property is offered with no forward chain at an enticing guide price of £190,000 – £210,000. The interior features two bedrooms, lounge/diner, kitchen and main bathroom. Situated just a two-minute walk from Folkestone West Station, with HS1 links to London, this residence promises excellent connectivity for those on the move.

Eager to impress with its EPC rating of "D," this property is ideal for individuals seeking a well-located and inviting living space. Whether you're a first-time buyer, downsizer, or investor seeking a promising addition to your portfolio, this flat is sure to appeal. Don't miss the opportunity to make this residence your own and enjoy all that the vibrant town of Folkestone has to offer.

## COMMUNAL AREA

Communal door to the side of the building of number 37. Wooden internal door to a set of stairs leading up to first floor where you access flat three.

## ENTRANCE HALL

16' 0" x 4' 5" (4.88m x 1.35m)

Internal hallway decorated to a white finish making it feel spacious. Carpeted floor coverings and a radiator. Doors To :-

## LOUNGE/DINING

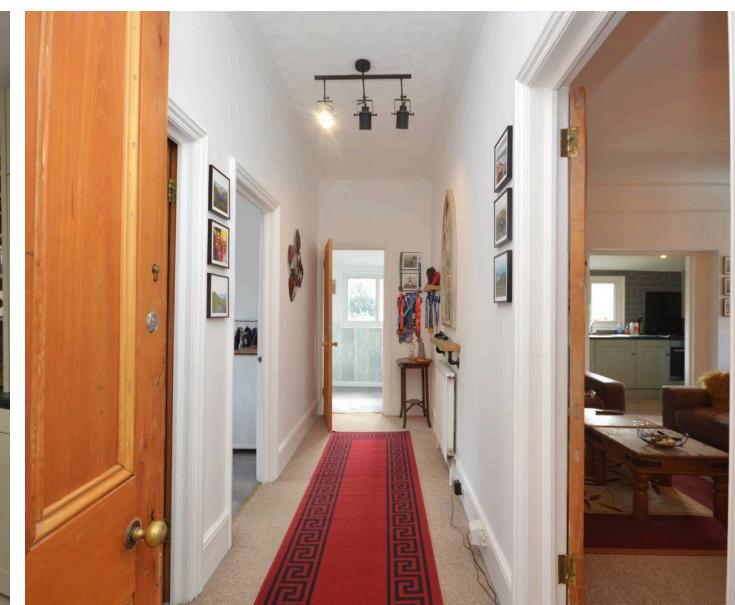
16' 8" x 16' 0" (5.09m x 4.87m)

UPVC double glazed window to the rear of the property. Opening through to the kitchen allowing extra light in. Carpeted floor coverings, feature fireplace, original coving, two radiators and a picture rail. Opening To :-

## KITCHEN

15' 5" x 5' 4" (4.69m x 1.62m)

Two UPVC double glazed windows to the side of the property. Newly fitted shaker style kitchen in a sage colour. Stainless steel sink, fan oven, gas hob and a heated towel rail. Cupboard housing the combi boiler. Vinyl flooring, space for a washing machine and space for a fridge freezer.



**BEDROOM**

16' 2" x 5' 4" (4.92m x 1.63m)

Two UPVC double glazed windows to the side of the property. Carpeted floor coverings and a radiator.

**BATHROOM**

11' 8" x 6' 0" (3.56m x 1.84m)

UPVC double glazed frosted window to the front. Full size bath with mixer taps to a shower head. Separate shower cubicle, vanity hand basin, closed couple WC, tiled floor, part tiled walls and a heated towel rail.



**PERMIT**

1 Parking Space

Permit parking on the road outside.



# First Floor





## Skippers Estate Agents Cheriton/Folkestone

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