



Cambridge Gardens, , Folkestone, CT20 1DB

- TWO BEDROOM GROUND FLOOR APARTMENT
- CLOSE TO FOLKESTONE TOWN CENTRE
- NO ONWARD CHAIN
- CLOSE TO FOLKESTONE STATION
- PRIVATE GARDEN WITH PROPERTY
- GOOD CONDITION THROUGHOUT

Asking Price £177,500

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HERE TO GET *you* THERE

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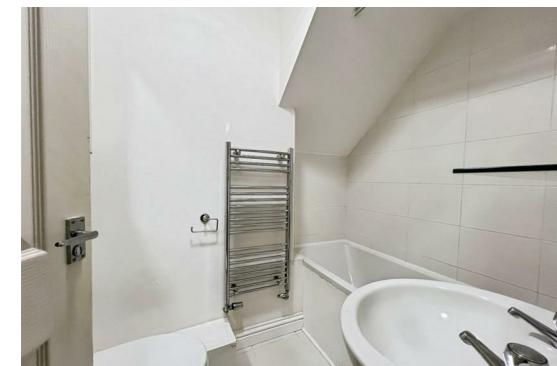
DESCRIPTION

Nestled in the desirable area of Cambridge Gardens, Folkestone, this charming two-bedroom ground floor apartment offers a delightful blend of comfort and convenience. Spanning an inviting 570 square feet, the property boasts a spacious lounge that serves as the perfect setting for relaxation or entertaining guests. The modern kitchen is well-equipped, making it a joy for any home cook.

Both bedrooms are generously sized, providing ample space for rest and personalisation. One of the standout features of this apartment is the full private access to the rear garden, an ideal spot for enjoying the outdoors or hosting summer gatherings.

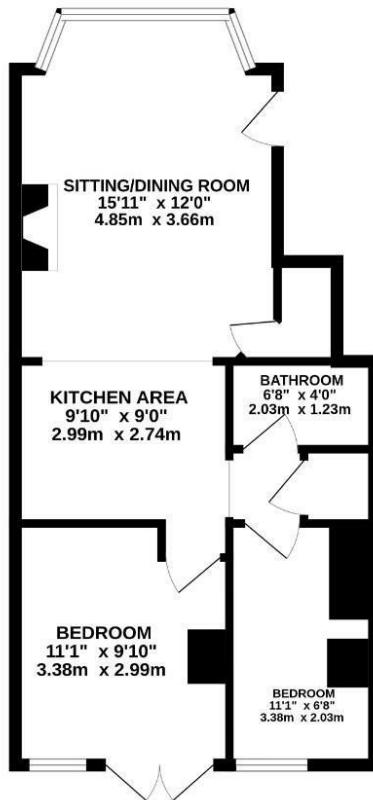
This property is currently undergoing arrangements for a new lease and benefits from a share of the freehold, offering peace of mind for future ownership. Its prime location ensures that residents are just a stone's throw away from Folkestone Central Station, making commuting a breeze, while the vibrant town centre is within easy walking distance, providing a wealth of shops, cafes, and amenities.

On-road parking is available, adding to the convenience of this lovely home. Whether you are a first-time buyer, a small family, or looking for a sound investment, this apartment in Cambridge Gardens is a wonderful opportunity not to be missed.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee can be given as to their operability or efficiency can be given.
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Viewings

Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	
EU Directive 2002/91/EC			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.