



Collingwood Rise, Folkestone

- TWO BEDROOM PURPOSE BUILT APARTMENT
- CLOSE TO SANDGATE BEACH
- ALLOCATED PARKING
- BALCONY

- GREAT LOCATION
- LOCAL BUS ROUTES TO HYTHE AND FOLKESTONE CLOSE BY
- VISITORS PARKING
- LONG LEASE

Guide Price £165,000

Tenure: Leasehold

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Collingwood Rise, Folkestone

DESCRIPTION

Nestled in the desirable area of Collingwood Rise, Folkestone, this charming two-bedroom first-floor flat offers a wonderful opportunity for those seeking a coastal lifestyle. Located within the popular Collingwood Court, this purpose-built residence boasts a spacious reception room, perfect for relaxation and entertaining.

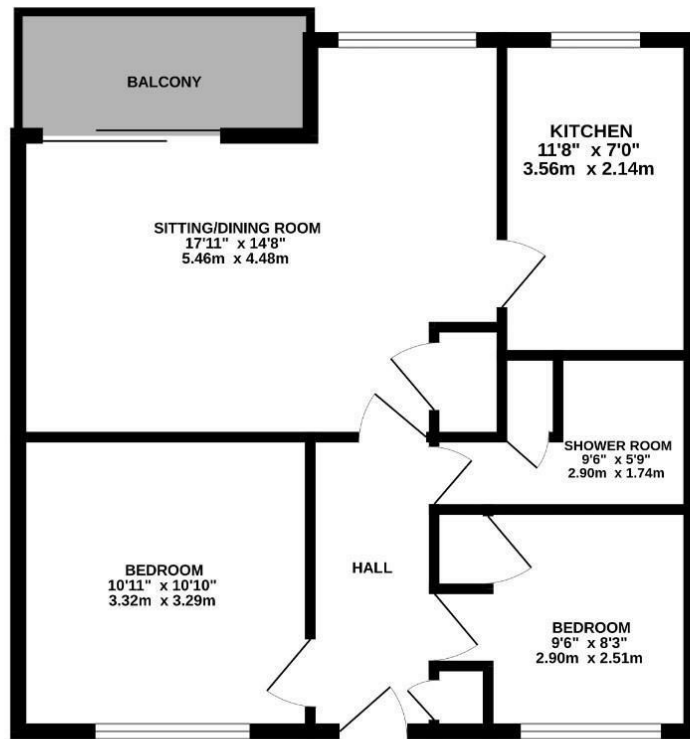
While the flat is in good general condition, it presents an exciting chance for cosmetic modernisation, allowing you to personalise the space to your taste. The property features two well-proportioned bedrooms, large reception space, good sized kitchen and a bathroom as well as a lovely balcony area, making it ideal for couples, small families, or even as a rental investment.

One of the standout features of this flat is its fantastic location. Just a short stroll away, you will find the beautiful Sandgate beach, perfect for leisurely walks and enjoying the seaside. Additionally, local bus routes provide convenient access to nearby towns, including Hythe and Folkestone, enhancing your connectivity to the surrounding areas.

For added peace of mind, the property comes with allocated parking, ensuring the security of your vehicle. This flat is not just a home; it is a lifestyle choice, offering both comfort and convenience in a sought-after location. Whether you are looking to make it your own or seeking a sound investment, this property is well worth considering.



1ST 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

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Council Tax: B

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	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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

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