





# Rendezvous Street, Folkestone, CT20 1ET

£200,000



Nestled in the heart of Folkestone, this charming flat on Rendezvous Street offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space. The flat features a spacious reception room, perfect for entertaining guests or enjoying a quiet evening in.

The two bathrooms provide ample facilities, ensuring that morning routines are smooth and hassle-free. The layout of the flat is thoughtfully designed, maximising space and light, creating a warm and inviting atmosphere throughout.

Folkestone is known for its vibrant community and picturesque coastal views, making this location particularly appealing. Residents can enjoy easy access to local amenities, including shops, cafes, and parks, all within a short stroll. The nearby beach offers a perfect escape for leisurely walks or family outings.

This flat presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a charming seaside town. With its modern features and prime location, it is a property not to be missed. Whether you are looking to buy or rent, this flat on Rendezvous Street is sure to meet your needs and exceed your expectations.

The property is in the centre of Folkestone is ideally placed for all the local amenities and Folkestone West and Central railway station offering a 55-minute journey to St. Pancras International, together with the town close by and all the individual shops and business' in Folkestone. The M20 motorway is a short drive away providing access to the Port of Dover and the Channel Tunnel. Access to the harbour Arm with an exciting range of eateries.

**SERVICE CHARGE - £420.00 EVERY FOUR MONTHS  
COMMUNAL GAS**

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband - 17mb - 80mb

Mobile Phone coverage - Okay to Good

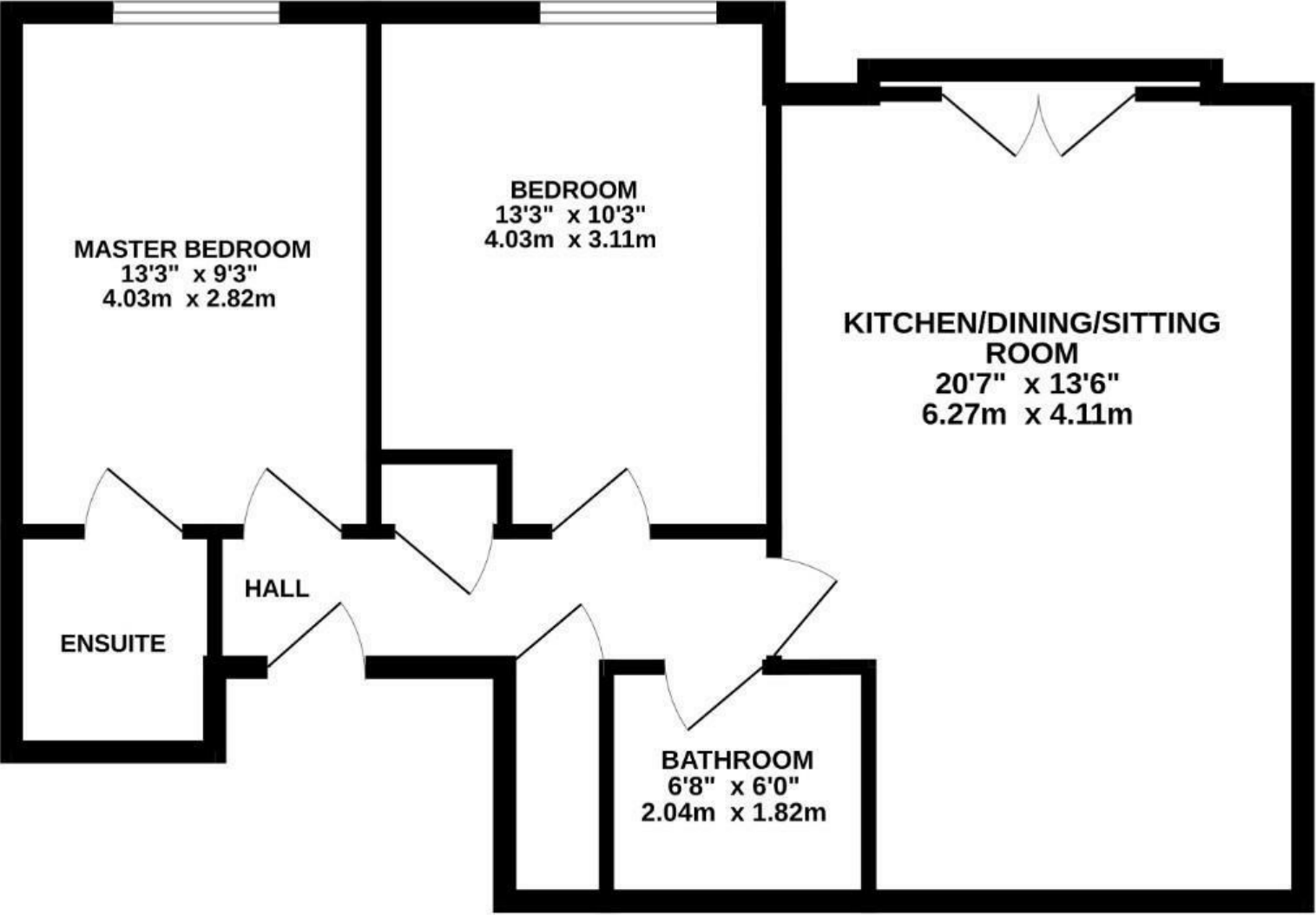
Flood Risk - Very Low







2ND 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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Tenure: Leasehold - Share of Freehold  
Council Tax Band: D

- TWO BEDROOM APARTMENT
- CENTRAL LOCATION FOR AMENITIES
- OPEN PLAN KITCHEN/RECEPTION ROOM
- JULIET BALCONY
- EN SUITE TO MASTER BEDROOM
- ENTRY PHONE SYSTEM
- COMMUNCAL ENTRANCE HALL WITH LIFT
- GAS CENTRAL HEATING
- SHARE OF FREEHOLD

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	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.