



**HUNTERS®**  
HERE TO GET *you* THERE



# Cheriton Road, Folkestone

Guide Price £170,000



GUIDE PRICE - £170,000-180,000 - Hunters are delighted to offer this lovely two bedroom split level apartment in Cheriton Road to the market.

A lovely property throughout, it is perfect for first time buyers/investors. Step inside to find a welcoming area to kick shoes and hang coats, moving through you will find a modern kitchen which has the bathroom just off it. Moving on through you will find the lounge which is a good size and allows for loads of natural light. To the rear is two great size bedrooms (including master)

The block has had major works carried out over the last few years on the exterior of the building which includes a new roof, repointing works, painted with new guttering. New windows have also been installed within the last 5 years.

We understand from the vendor that the lease has approximately 97 years remaining.  
We understand from the vendor that the service charge is approximately £700 bi-annually.  
We understand from the vendor that the ground rent is approximately £125 per annum.

Call Hunters Folkestone today to arrange your viewing on 01303 210 335.

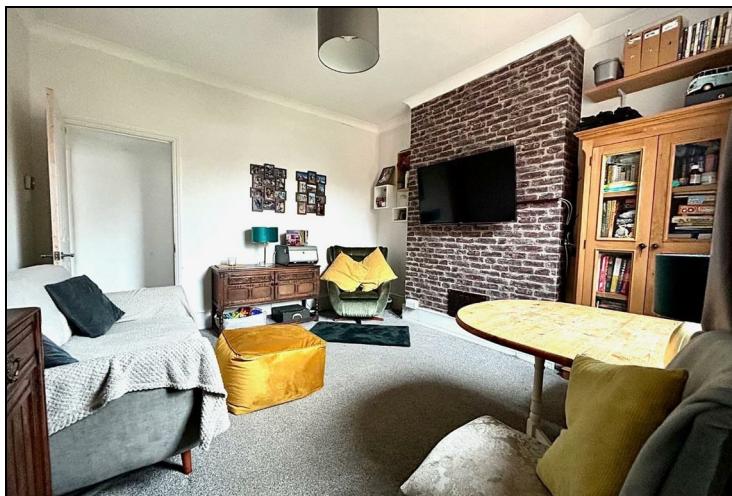
93-95 Sandgate Road, Folkestone, Kent, CT20 2BQ | 01303 210335  
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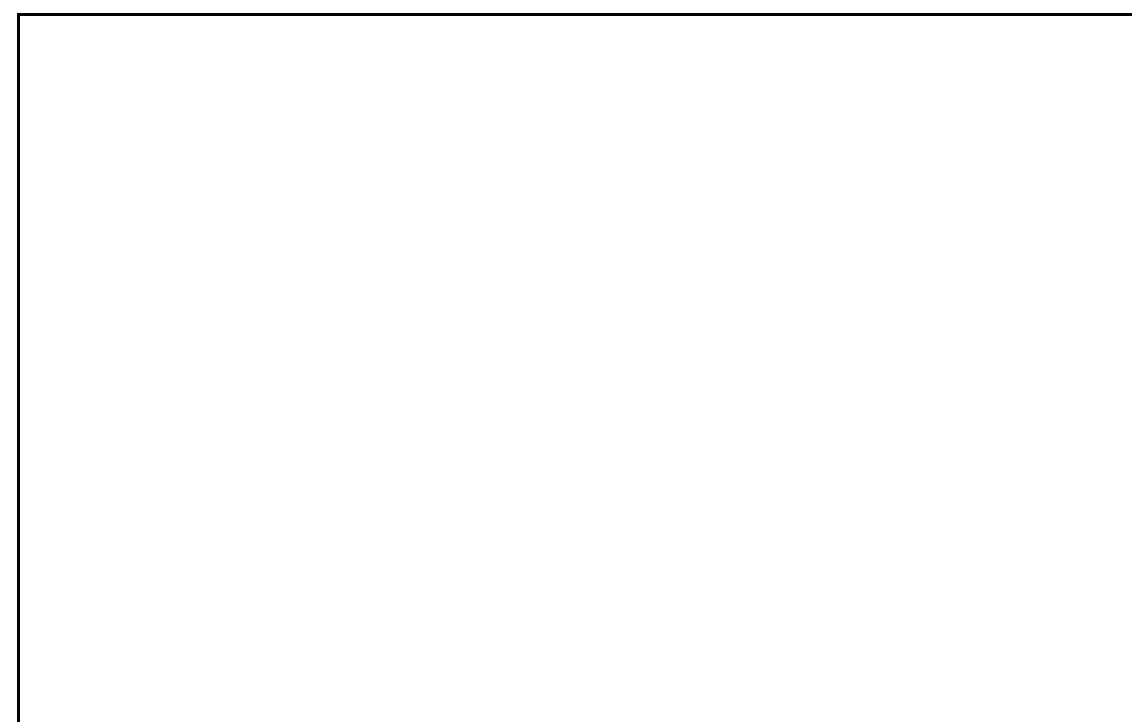
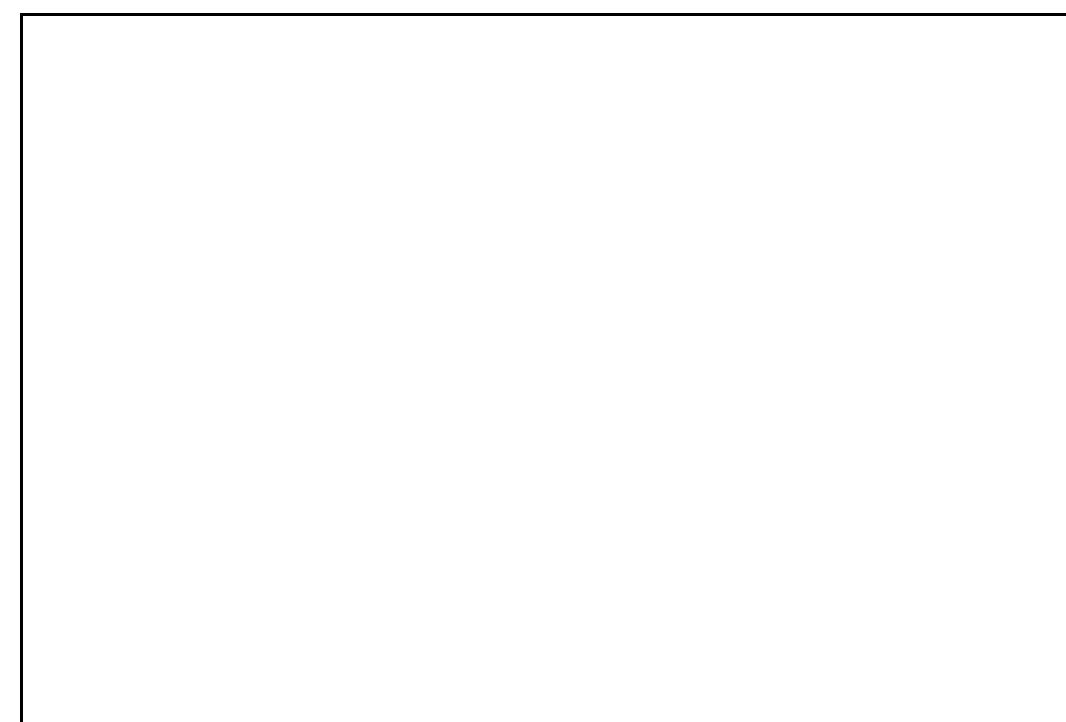
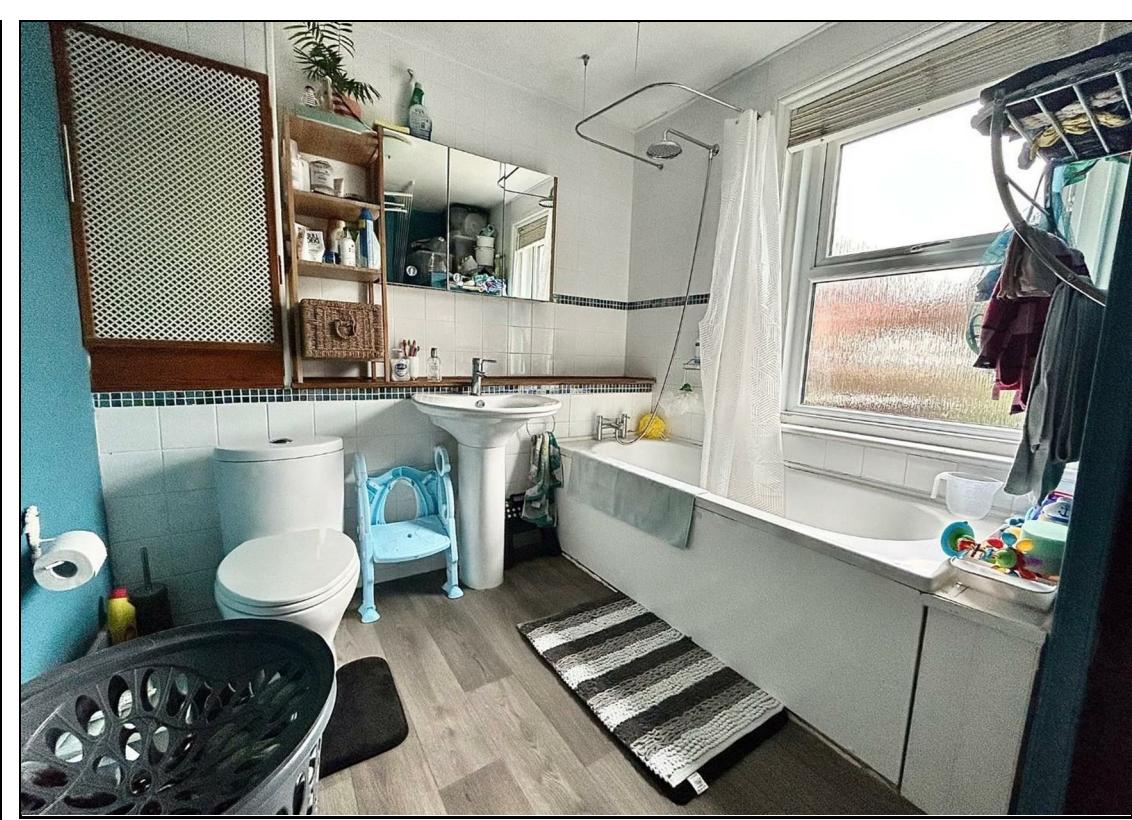
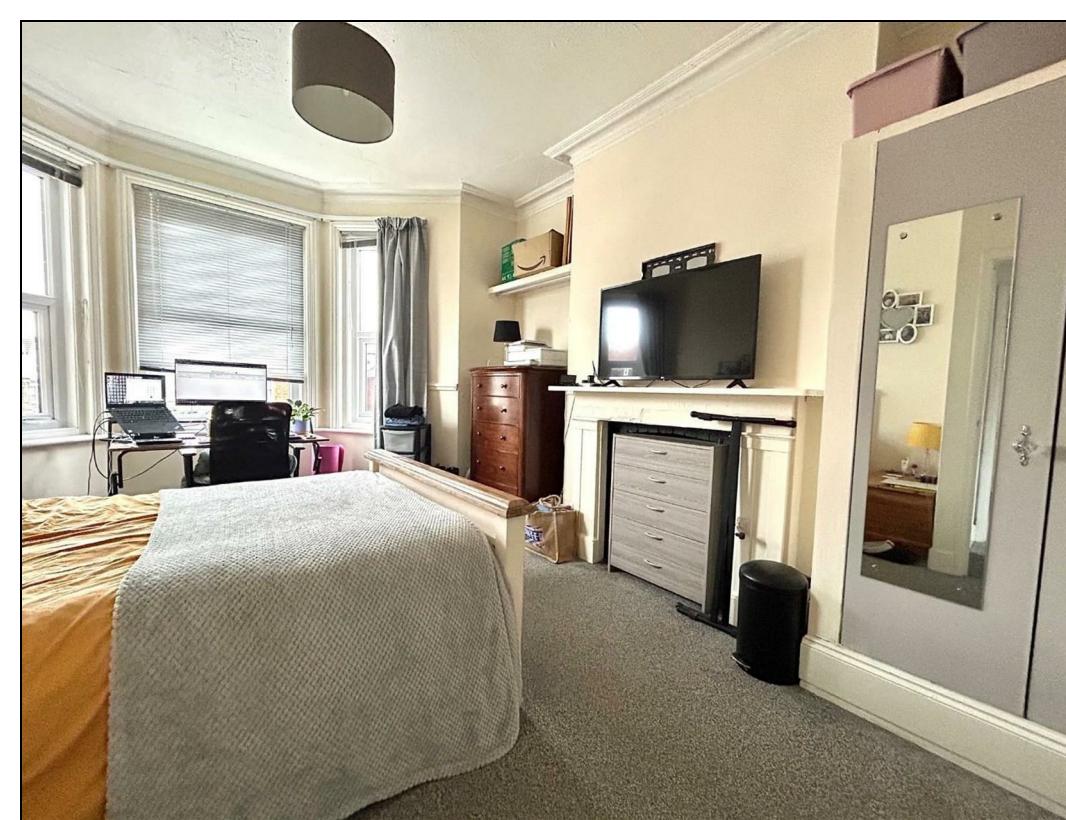


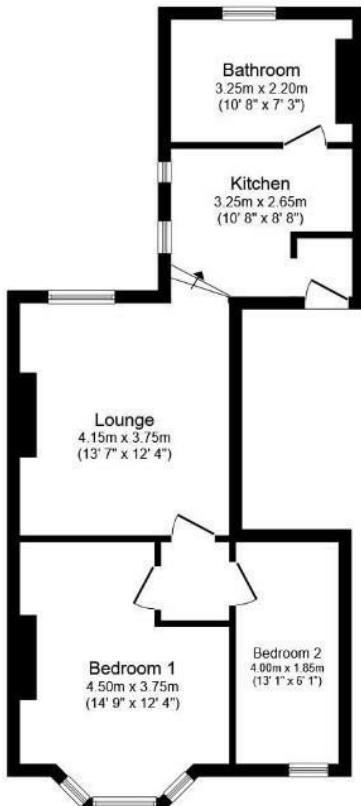
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## KEY FEATURES

- GUIDE PRICE £170,000-180,000
- PERFECT FOR FIRST TIME BUYERS
- PERFECT FOR INVESTORS
- TWO BEDROOMS
- GOOD SIZE LOUNGE
- MODERN KITCHEN
- CLOSE TO FOLKESTONE WEST HS1 STATION
- LEASEHOLD







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	73	80

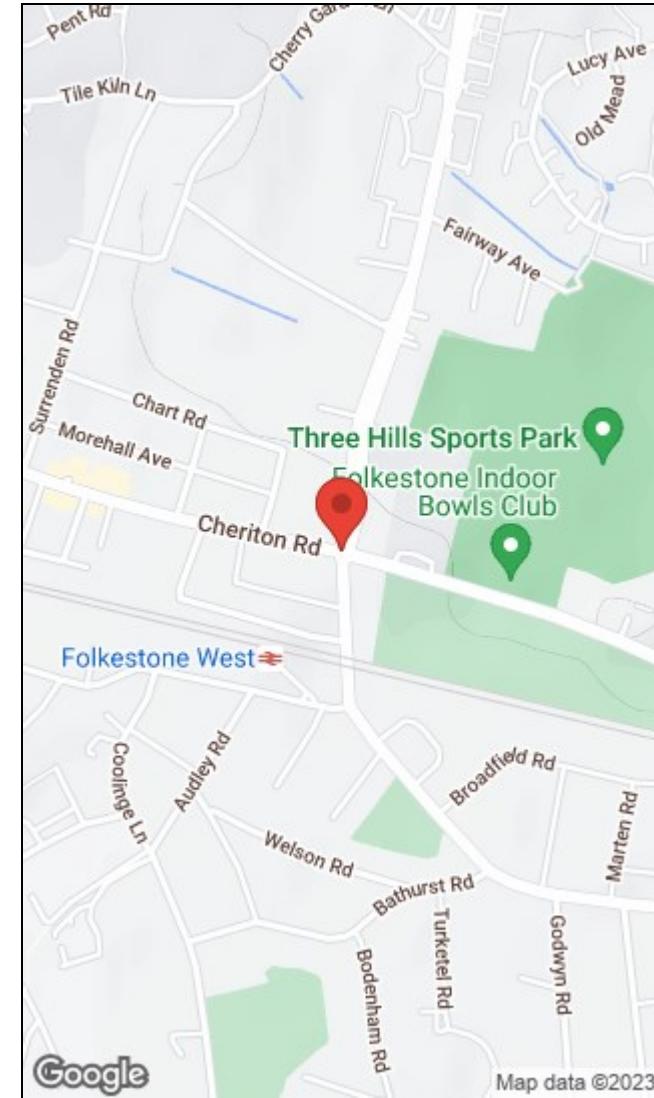
  

Environmental Impact (CO <sub>2</sub> ) Rating		Current		Potential	
		Current	Potential	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not environmentally friendly - higher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

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