



20 Christ Church Road, , Folkestone, CT20 2SL

- GARDEN FLAT
- TWO BEDROOMS
- COUNCIL TAX BAND A
- CENTRAL LOCATION CLOSE TO TRAIN STATION
- AVAILABLE OCTOBER 26
- EPC D

£1,000 Per Month



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DESCRIPTION

Nestled in the heart of Folkestone on Christ Church Road, this charming basement garden flat offers a delightful living experience. With a central location, residents will find themselves just a stone's throw away from local train stations, making commuting a breeze.

The flat features a well-proportioned reception room, perfect for relaxing or entertaining guests. It boasts two bedrooms, comprising one spacious double bedroom and a cosy single bedroom, ideal for a small family or professionals seeking a home office space. The bathroom is conveniently located, with separate WC at the end of the hallway.

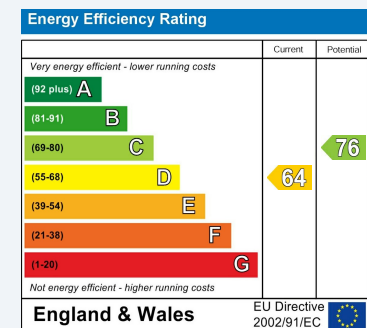
One of the standout features of this property is its lovely private garden area, which will be tidied and cut back before tenants move in, providing a serene outdoor space to unwind and enjoy the fresh air. This flat is available for immediate occupancy, making it an excellent opportunity for those looking to move in without delay.





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.



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.

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.



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