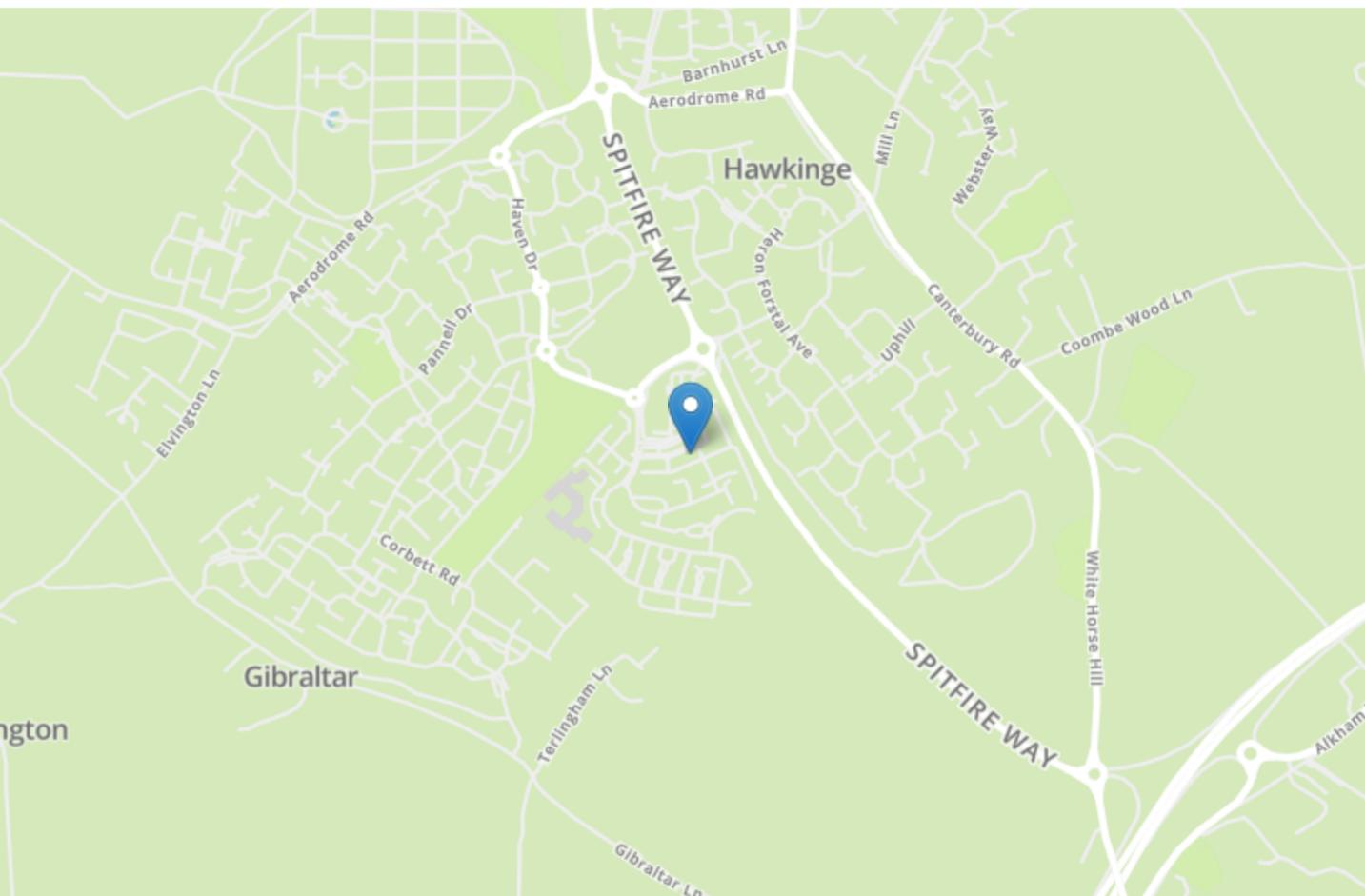


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Oakwood House Flat 12, 7 Defiant Close

HAWKINGE, Folkestone  
CT18 7SU

**£200,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Set within the highly regarded Oakwood House, this stylish and contemporary two-bedroom apartment offers refined modern living in a sought-after Hawkinge location, just moments from local amenities and excellent transport links. The apartment boasts a beautifully designed open-plan lounge, kitchen and dining area, creating an impressive sense of space and light — ideal for both everyday living and entertaining. The sleek, modern kitchen is thoughtfully integrated, offering a clean and sophisticated finish. Accommodation comprises two well-proportioned bedrooms, complemented by a modern bathroom, providing comfort and flexibility for residents and guests alike. Further benefits include an allocated off-road parking space and the significant advantage of a long lease of approximately 985 years, making this an excellent long-term investment or owner-occupier opportunity. Perfectly positioned close to local shops, services and countryside walks, this elegant apartment combines convenience, comfort and modern luxury in one attractive package.



### Entrance Hall

### Lounge/Diner/Kitchen

22' 9" x 13' 6" (6.93m x 4.11m)

### Bathroom

7' 7" x 6' 5" (2.31m x 1.96m)

### Bedroom One

13' 3" x 11' 2" (4.04m x 3.40m)

### Bedroom Two

10' 11" x 9' 10" (3.33m x 3.00m)

### Allocated Parking Space

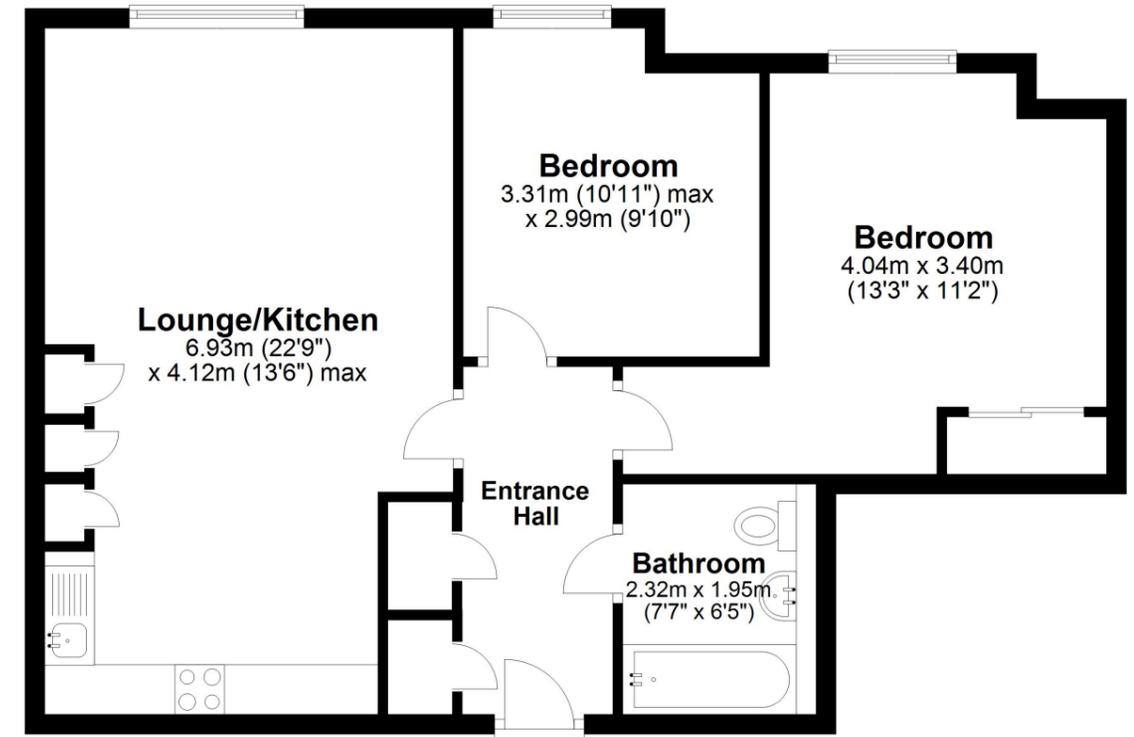
### Lease + Service Charges

We understand that the lease is 999 years commencing on and including 1 January 2012 leaving 985 years remaining.

We are awaiting confirmation of this years service charges but they are expected to be in the region of £1800 per annum.

## Second Floor

Approx. 66.2 sq. metres (712.1 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

