



Flat 3, 29 Grimston Gardens, Folkestone, Kent, CT20 2PX

EPC Rating = C

From £250,000



Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £250,000. This spacious three-bedroom apartment occupies the front first floor of this stunning period residence in Grimston Gardens. Overlooking the beautiful communal gardens, the property benefits from two parking spaces and a garage. The accommodation features a welcoming reception hall, a bright and airy living/dining room with garden views, and a separate kitchen, now ready for updating. There are three bedrooms, a WC, and a bathroom. A rear stairwell provides access to a private store room. This property offers significant potential to improve and restore its rooms to reflect the grand elegance befitting this charming building. Call now to arrange a viewing. No forward chain. EPC RATING = C

From £250,000

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 3

Bathrooms 1

Parking Two spaces & garage

Heating Gas

EPC Rating C

Council Tax Band C

Folkestone and Hythe



Situation

The Sunday Times described Folkestone as 'one of the best places to live in the UK'? This port town lies on the southern edge of the North Downs and has experienced significant regeneration in recent years, particularly in its Creative Quarter which has become a vibrant hub for artists, designers, and creative businesses. There are numerous independent shops, galleries, and cafes as well as the recently restored Harbour Arm which is a food, drink and entertainment destination for the town and its visitors, making it a culturally rich destination. The town also benefits from excellent transport links, including the High-Speed Rail service that connects Folkestone to London St Pancras in around 53 minutes, making it an attractive location for commuters. The proximity to the Channel Tunnel and the M20 motorway offers easy access to continental Europe and other parts of the UK. This mix of creativity, convenient amenities, and strong transport infrastructure makes Folkestone an appealing place to live and work.

First floor

Reception hall

Living/dining room

22' 1" x 17' 5" (6.73m x 5.31m)

Kitchen

17' 5" x 6' 1" (5.31m x 1.85m)

Bedroom one

19' 7" x 12' 0" (5.97m x 3.66m)

Bedroom two

13' 0" x 8' 11" (3.96m x 2.72m)

Bedroom three

13' 0" x 8' 11" (3.96m x 2.72m)

Bathroom

14' 4" x 7' 11" (4.37m x 2.41m)

WC

Rear access communal stairs

Storage room

5' 11" x 5' 6" (1.80m x 1.68m)



Outside

Tandem parking for two cars in front of garage

Garage

16' 11" x 8' 0" (5.16m x 2.44m)

Lease information

999 year lease started in 1962 with 937 years remaining.

Services charge: Approx. £2,068 pa.

Ground rent: TBC

Agents note

Laing Bennett (Marketing Agent) is working in Partnership with the Pattinson Auction (The Auctioneer) on this online auction sale.

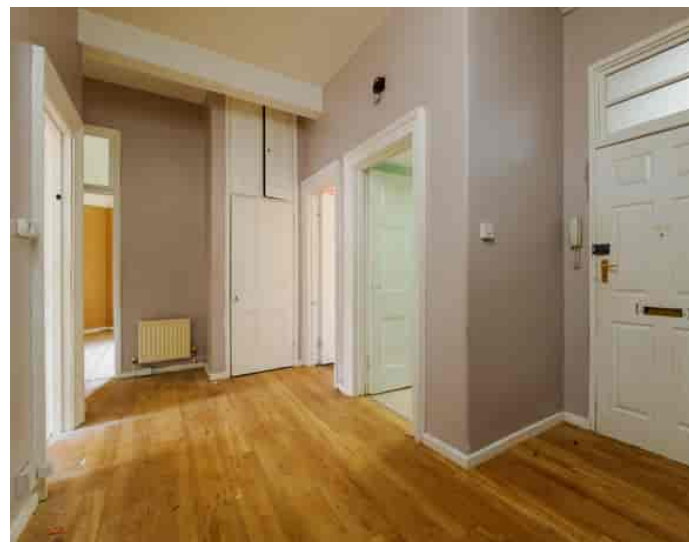
Please be aware that any enquiry, bid or viewing of this property will require your details to be shared between both the marketing agent and The Auctioneer so that all matters can be dealt with effectively.

This auction lot is being sold either by, conditional (Modern) or unconditional (Traditional) auction terms and overseen by The Auctioneer in partnership with the Marketing Agent.

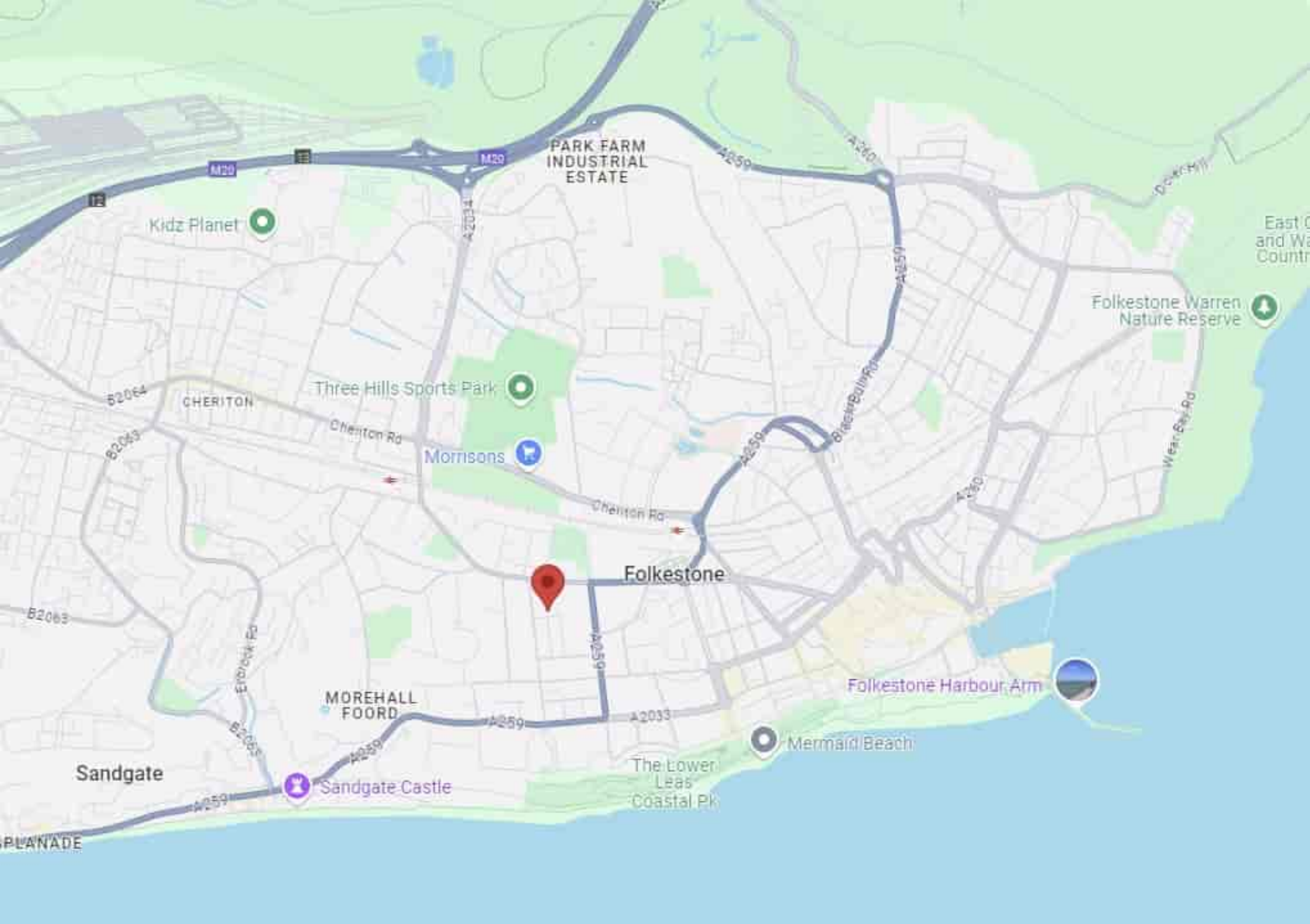
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneer or the Marketing Agent.

A Legal Pack associated with this particular property is available to view upon request from the Auctioneer and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the Auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.







PARK FARM INDUSTRIAL ESTATE

Kidz Planet

Three Hills Sports Park

Morrisons

Folkestone

Folkestone Harbour Arm

Mermaid Beach

MOREHALL FOORD

Sandgate Castle

Sandgate

The Lower Leas Coastal Pk

Folkestone Warren Nature Reserve

East of Folkestone and Warden Country

M20

M20

A259

A260

A259

A259

Cheriton Rd

Cheriton Rd

B2064

B2063

B2063

Everock Rd

B2065

A259

A259

A2033

A259

PLANADE

Approximate Gross Internal Area (excluding communal stairs) = 114 sq m / 1225 sq ft
 Outbuildings / Garage = 12.5 sq m / 135 sq ft

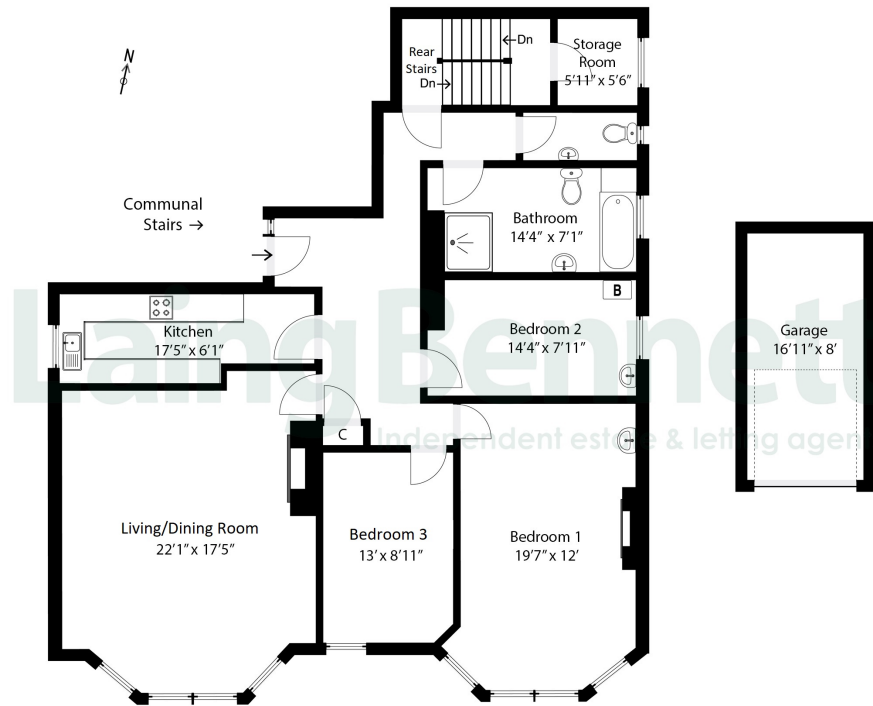
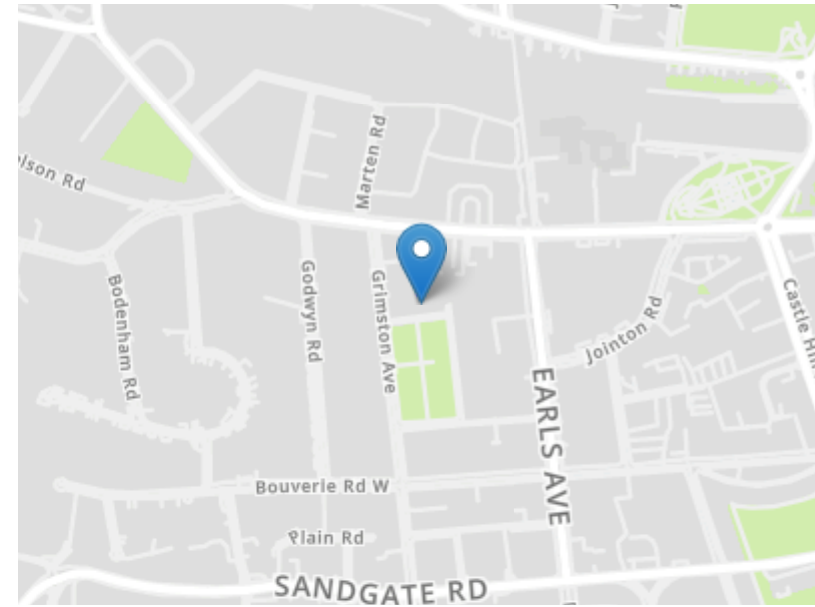


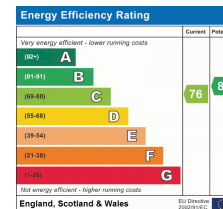
Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
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