



Flat 3 3 Grimston Avenue, Folkestone, Kent, CT20 2QE

EPC Rating = D

Guide Price £375,000





This charming four-bedroom property on the sought-after Grimston Avenue offers a blend of contemporary comforts and Victorian character. The spacious layout includes a generous lounge/diner that features an exposed brick wall and fireplace, showcasing the property's historic charm. With high Victorian skirting boards, picture rails, coving, and double-aspect sash windows, the living area is both inviting and filled with natural light. The separate kitchen is well-appointed with stylish green units and solid oak worktops, creating a warm and functional cooking space. It comes equipped with integrated appliances, ensuring all your culinary needs are met. The breakfast bar and window seat add a delightful touch, while the parquet flooring enhances the room's appeal. The property features four bedrooms, including three spacious doubles and a smaller double. Each bedroom boasts tall sash windows and carpeted flooring, with the main bedroom showcasing a striking bay window, and an iron radiator that adds to its Victorian allure. The grand bathroom is designed for relaxation, featuring a stylish bath with a parquet wood effect side panel and a chrome overhead shower, along with a ceramic bowl effect basin on a freestanding vanity unit. The gorgeous blue tiling and Victorian-style heated towel rail create a luxurious atmosphere, complemented by a separate WC for convenience. A wonderful bonus to this home is the a separate store room equipped with power offers the perfect opportunity for an office, hobby or games room. The property further benefits from residents parking area and garage en bloc to the rear of the property. EPC RATING = D

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Tenure Leasehold Share of Freehold

Property Type Apartment

Receptions 1

Bedrooms 4

Bathrooms 1

Parking Parking & garage en bloc

Heating Gas

EPC Rating D

Council Tax Band C

Folkestone And Hythe District Council



Situation

Is it any wonder 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. Additionally, the proximity to the Channel Tunnel and the M20 motorway offers easy access to both 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.

The accommodation comprises

Communal entrance hall

With stairs to

First floor

Entrance hall

Living/dining room

22' 1" x 18' 3" (6.73m x 5.56m)





Kitchen

13' 1" x 12' 1" (3.99m x 3.68m)

Bedroom one

14' 7" x 14' 3" (4.45m x 4.34m)

Bedroom two

16' 1" x 11' 2" (4.90m x 3.40m)

Bedroom three

16' 1" x 10' 11" (4.90m x 3.33m)

Bedroom four

10' 3" x 7' 10" (3.12m x 2.39m)

Bathroom

WC

Third floor

Office and store room

16' 1" x 10' 2" (4.90m x 3.10m)

Additional information

Lease: Share of Freehold with approximately 950 years remaining.

Maintenance charge: £800.00 per annum maintenance fee plus 25% of annual buildings insurance premium (c. £600 in total).







Approximate Gross Internal Area (Including Low Ceiling) = 149 sq m / 1600 sq ft

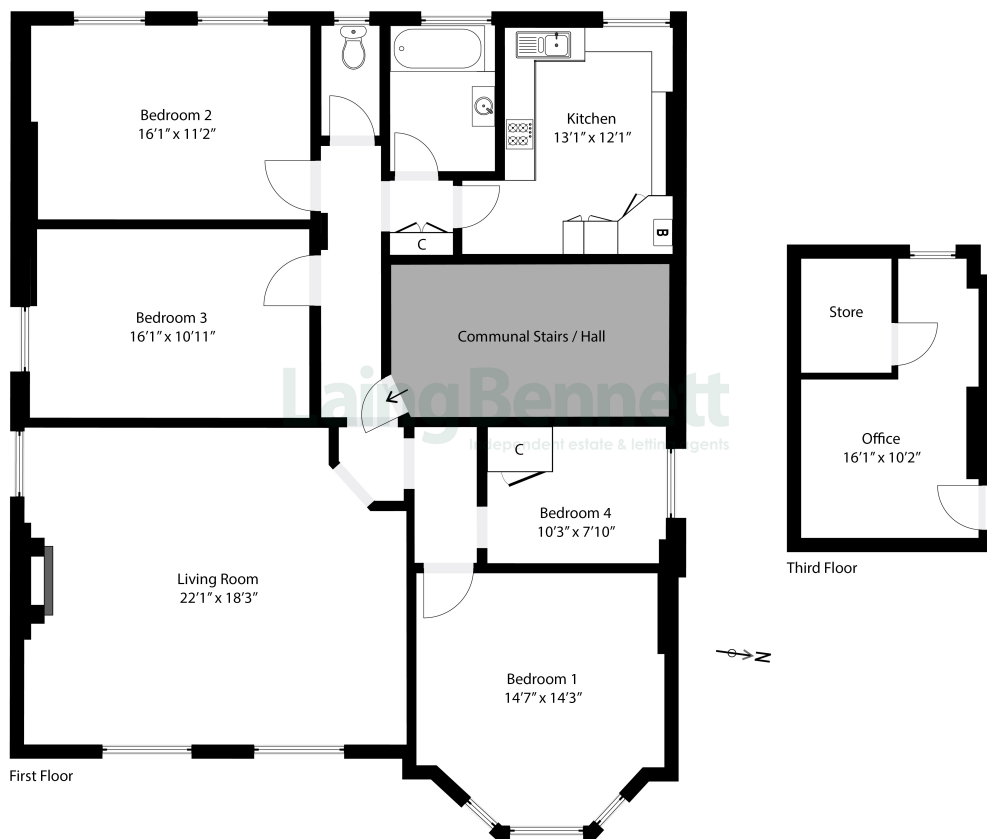


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

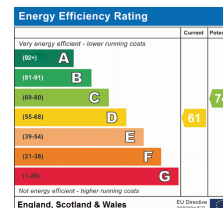
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