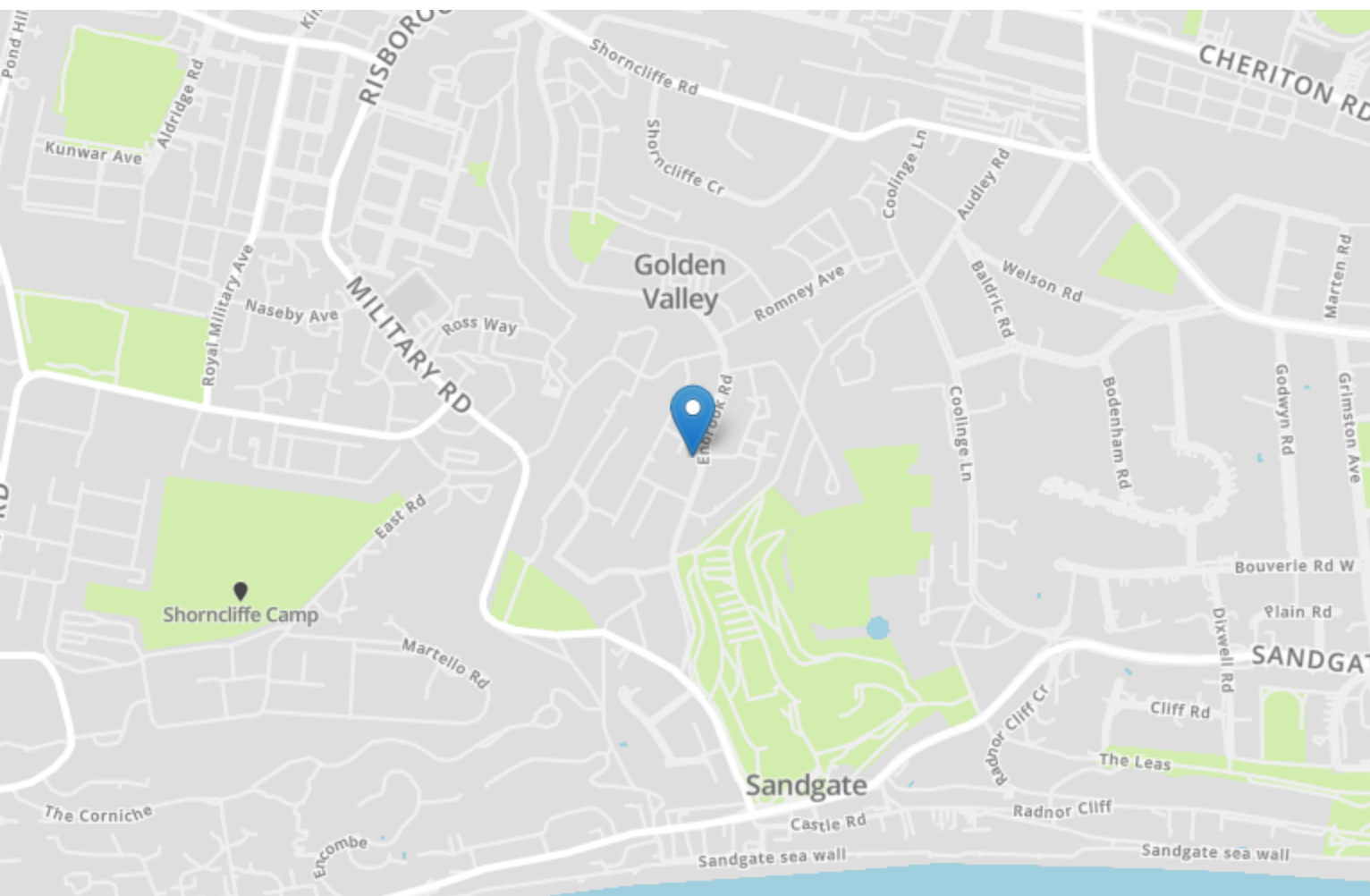


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



25 Chalcroft Road

FOLKESTONE, Folkestone
CT20 3NQ

£189,995 LEASEHOLD

OPEN HOUSE SATURDAY 21ST MARCH BY APPOINTMENT ONLY.....Nestled on the serene Chalcroft Road, this charming two-bedroom ground floor apartment offers an unparalleled blend of comfort and convenience. Located just a stone's throw away from the golden sands of Sandgate Beach, it's perfect for those seeking coastal allure coupled with urban accessibility. The property boasts spacious interiors maintained in excellent condition throughout, providing a ready-to-move-in option with no onward chain—ideal for both investors and first-time buyers alike. The stunning open-plan living area bathes in natural light, creating an inviting space for relaxation or entertaining guests. Both bedrooms are generously sized with ample storage solutions, while the modern kitchen is fully equipped to cater to all your culinary needs. A sleek contemporary bathroom completes this delightful abode. Conveniently situated near West Station, commuting becomes effortless with easy access to surrounding areas and excellent transport links into the city centre. This home delivers not just a residence but a lifestyle where beach strolls and vibrant community life converge seamlessly. Don't miss out on this rare opportunity to secure a slice of coastal paradise at Chalcroft Road!



Porch

Lounge/Dining Room

17' 0" x 10' 10" (5.18m x 3.30m)

Kitchen

9' 8" x 8' 7" (2.95m x 2.62m)

Bedroom

10' 6" x 9' 9" (3.20m x 2.97m)

Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

Bedroom

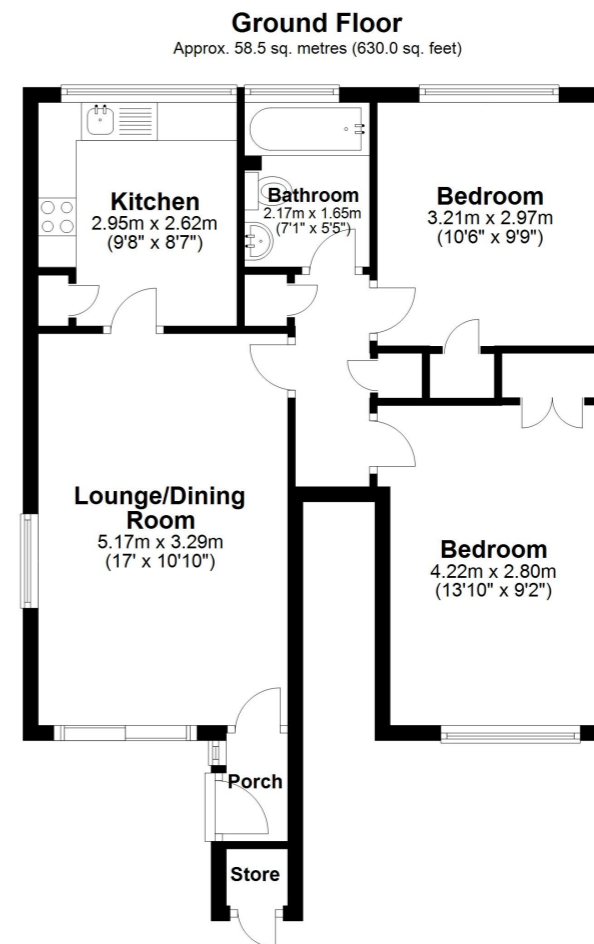
13' 10" x 9' 2" (4.22m x 2.79m)

Lease/Service Charge

This property comes with a share of the freehold and a 995 year lease

Maintenance fees are currently £530 twice a year

This property has ground rent



Total area: approx. 58.5 sq. metres (630.0 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.

