



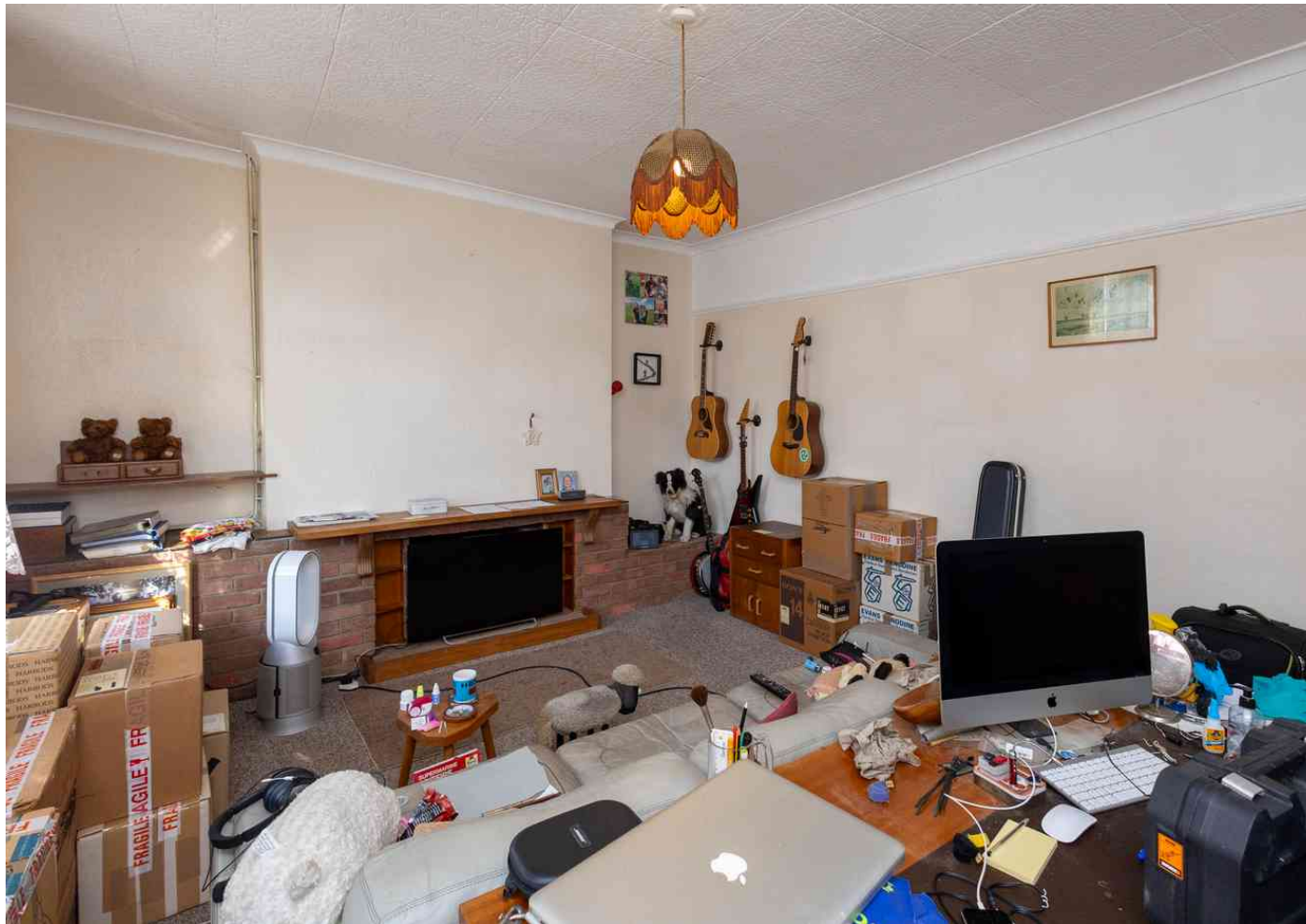
62 Dover Road, Folkestone, Kent, CT20 1LD

EPC Rating =

Guide Price £117,500



An excellent investment opportunity or first time purchase. This first and second floor maisonette is conveniently located near to amenities and the town of Folkestone. Accommodation comprises: Entrance hall, WC. First floor - Landing, living/dining room, kitchen, bathroom. Second floor - Two bedrooms. No forward chain.



**Guide Price £117,500**

**Tenure** Leasehold Share of Freehold

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 1

**EPC Rating** TBC

**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, making it a culturally rich destination for residents and visitors alike. 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.

**Ground floor**  
**Entrance hall**

**WC**

**First floor**

**Landing**

**Lounge**  
9' 11" x 17' 0" (3.02m x 5.18m)

**Kitchen**  
12' 7" x 9' 5" (3.84m x 2.87m)

**Bathroom**

**Second floor**  
**Landing**

**Bedroom one**  
11' 0" x 16' 7" (3.35m x 5.05m)

**Bedroom two**  
8' 3" x 12' 10" (2.51m x 3.91m)

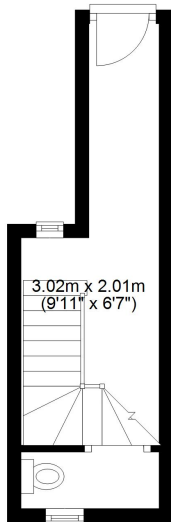
**Lease information**  
Leasehold and share of freehold  
Approximately 150 years remaining  
Maintenance is dealt with on an adhoc basis. No ground rent.





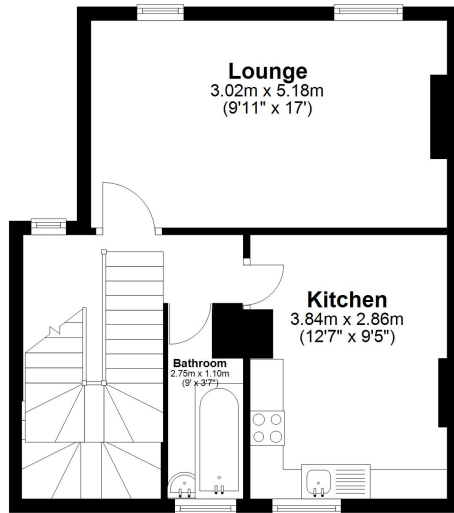
### Ground Floor

Approx. 11.1 sq. metres (119.3 sq. feet)



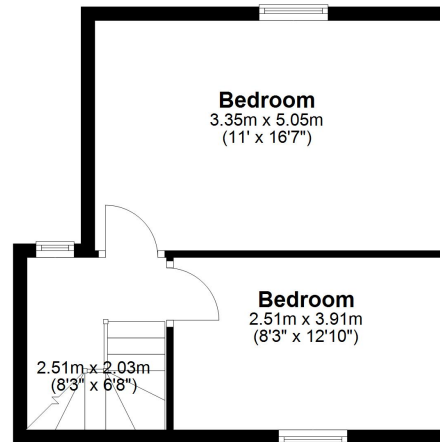
### First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



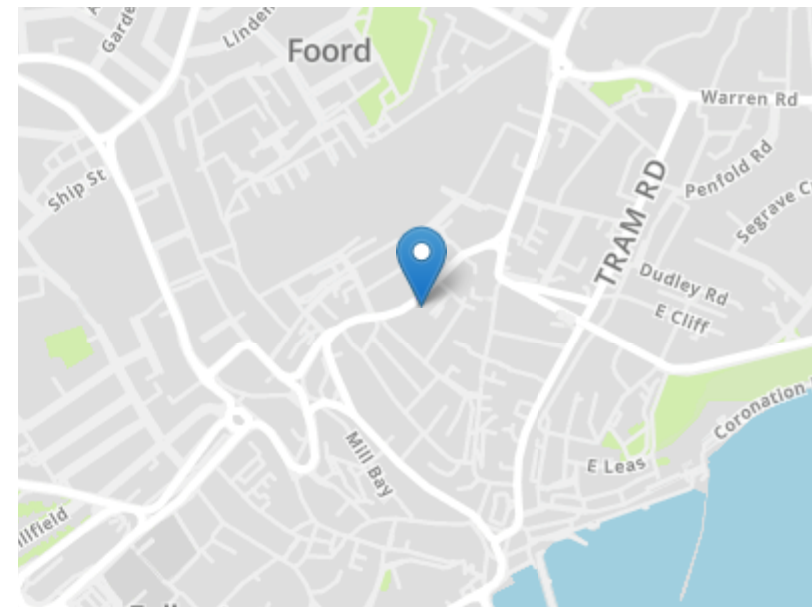
### Second Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



Total area: approx. 83.4 sq. metres (898.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



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