



**George Gurr Crescent
Folkestone
Kent
CT19 6LG**

Offers In Excess Of £147,000

bettermove

George Gurr Crescent Folkestone

Bettermove are proud to present this 2 bedroom maisonette in Folkestone.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.

This is a leasehold property with 125 years on the lease from 1986; the ground rent and the service charge is £400pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Folkestone, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A20, Folkestone train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

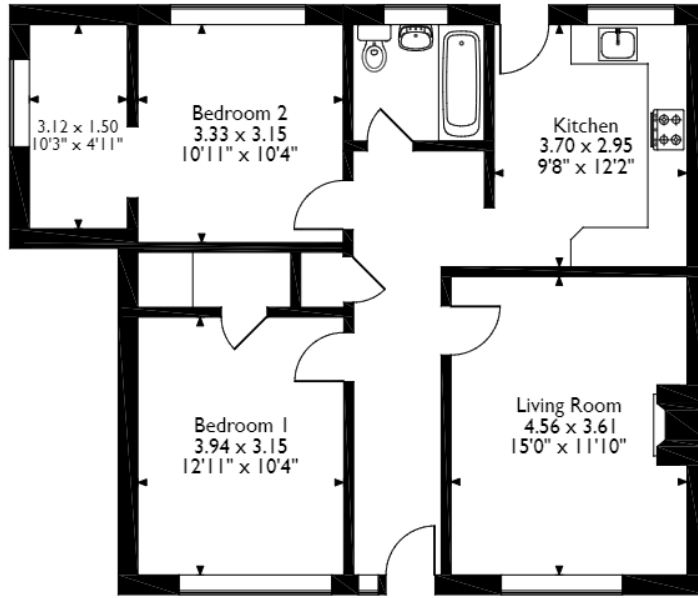
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



George Gurr Crescent, Folkestone, Kent
 Approximate Gross Internal Area
 76 Sq M/818 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	75
(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	



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