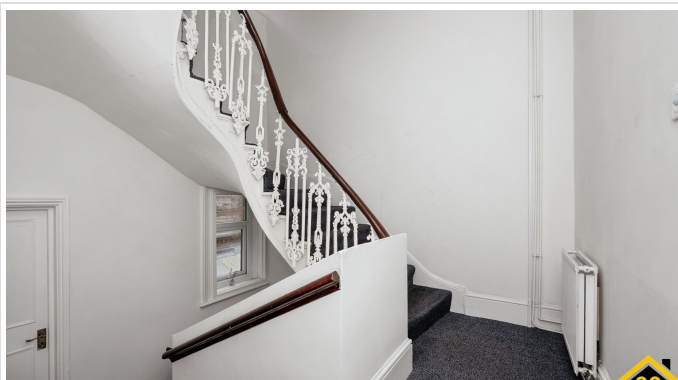


## 3 Bed Flat In 21 Earls Avenue , Folkestone, CT20 2HG

£285,000







## SHORT DESCRIPTION

Property Ref: 15975 We are pleased to present a beautiful flat, full of period features, located on the popular, tree lined Earls Avenue in Folkestone, literally a stone's throw from the sea. This wonderful apartment boasts 3 bedrooms, 2 bathrooms and a living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a communal patio and on street residents permit parking. Positioned in a prime location close to The Leas, this property offers easy access to a range of local amenities and public transportation, within walking distance of the town centre and the popular Harbour Arm. It's proximity to highly regarded local schools enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, location and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Entrance Hall An entrance hall with wood effect laminated flooring, telephone entry point, two radiators and door to; Lounge Dining Room 16' x 15' (4.88m x 4.57m) A spacious living dining room with brand new underlay and carpet, wooden sash bay windows, two radiators, decorative fireplace set in ornate surround, ceiling rose, French crystal chandelier, coving and television point. Kitchen 11' 3" x 6' 9" (3.43m x 2.06m) With a mix of wall and base units, sink and drainer, induction hob, oven and grill, electric extractor, tiled splashback, washing machine, integrated dishwasher, integrated fridge freezer and single glazed window. Family Bathroom 9' 8" x 5' 8" (2.95m x 1.73m) With a matching white bathroom suite comprising of low-level W.C., wash hand basin mounted on marble worktop with under sink storage, stainless steel taps with shower attachment over bath, tiled splashback, radiator, heated towel rail and double glazed wooden sash window, Bedroom One 12' 2" x 11' 9" (3.71m x 3.58m) An airy double bedroom with brand new underlay and carpet, wall-to-wall fitted wardrobes, double glazed wooden sash window, radiator and door to; Ensuite Shower Room With a low-level W.C., wash hand basin mounted on storage cupboard, shower cubicle, marble tiled walls and floor and heated towel rail. Bedroom Two 15' 7" x 8' 6" (4.75m x 2.59m) Another double bedroom with brand new underlay and carpet, double glazed wooden sash window and radiator. Bedroom Three 17' 7" x 10' 4" (5.36m x 3.15m) A further double bedroom with brand new underlay and carpet, offering dual aspect wooden sash windows and radiator. Property Type: Flat Full selling price: £285000.00 Pricing Options: Offers in excess of Tenure: Share of Freehold Council tax band: C EPC rating: C Measurement: 964 sq.ft. Outside Space: Patio Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

2

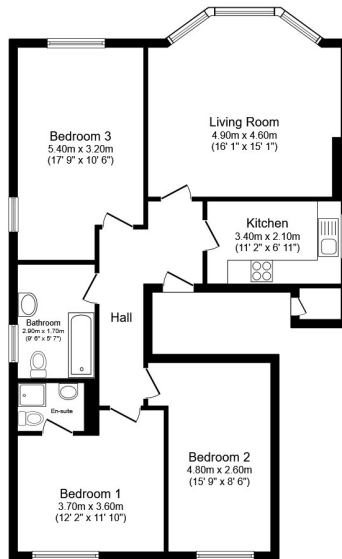
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 89.6 sq.m. (964 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	84 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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