



**93a Harbour Way, Folkestone**

Guide Price **£160,000**





## 93a Harbour Way

Folkestone, Folkestone

Excellent buy-to-let opportunity! Guide price £160,000-£180,000. Well-maintained 2-bed maisonette near seafront & amenities. Lifetime tenant in place for immediate returns. Stylish interior with ample storage. Permit parking & transport links. Prime location for solid rental yield.

Council Tax band: A

Tenure: Share of Freehold

- GUIDE PRICE £160,000 - £180,000
- GREAT BUY-TO-LET INVESTMENT OPPORTUNITY ONLY
- SOLD WITH TENANT IN-SITU (LIFETIME TENANT IN SITU)
- TWO BEDROOM MAISONETTE
- EXCELLENT CONDITION
- RESIDENTS PERMIT PARKING
- CLOSE TO HARBOUR SEAFRONT, BUS ROUTES AND AMENITIES
- EPC RATING "C"

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**AGENT NOTE:-**

AGENT NOTE:- This property will be sold with a life-long tenant in-situ. Excellent opportunity for a buy-to-let investor only.

**ENTRANCE**

4' 10" x 3' 3" (1.47m x 0.98m)

Solid wooden door to private entrance with matted area. Stairs to first floor which leads to entrance hall for this flat.

**ENTRANCE HALL**

4' 10" x 4' 7" (1.47m x 1.40m)

Carpeted floor coverings, radiator, storage cupboard, feature fireplace alcove. Doors to:-

**LOUNGE**

12' 0" x 10' 9" (3.67m x 3.28m)

Wooden double glazed sash windows to the front of the property, carpeted floor coverings and recess area for TV, consoles etc. Radiator and two further recesses which add character to the room.

**KITCHEN/BREAKFAST AREA**

9' 4" x 10' 7" (2.85m x 3.23m)

Wooden glazed window to the rear of the property. Kitchen/breakfast area has matching wall and base units, stainless steel sink, radiator, fan oven, gas hob and extractor fan. Space for free-standing fridge-freezer and washing machine.

**BATHROOM**

10' 11" x 5' 8" (3.32m x 1.73m)

Wooden double glazed frosted windows to the rear of the property. Bathroom comprises of a bath with thermostatic shower over, close couple w/c, pedestal hand basin, heated towel rail and extractor fan. There is also an airing cupboard housing combi-boiler.



**FIRST FLOOR LANDING**

8' 9" x 7' 9" (2.66m x 2.35m)

Wooden double glazed window to the rear of the property, carpeted floor coverings, cupboard space and additionally a very large storage cupboard into loft space.

Doors to:-

**BEDROOM**

8' 2" x 7' 1" (2.48m x 2.17m)

Wooden double glazed sash window to the front of the property, carpeted floor coverings and a radiator.

**BEDROOM**

11' 3" x 7' 9" (3.42m x 2.35m)

Wooden double glazed sash window to the front of the property, carpeted floor coverings, built-in storage cupboard and radiator.



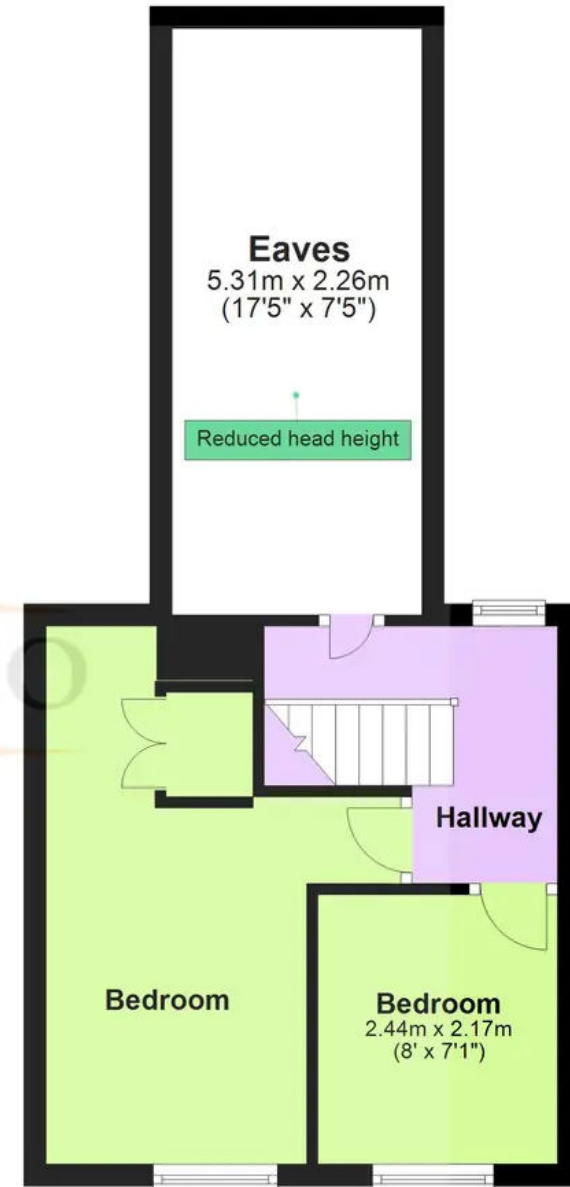
### First Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



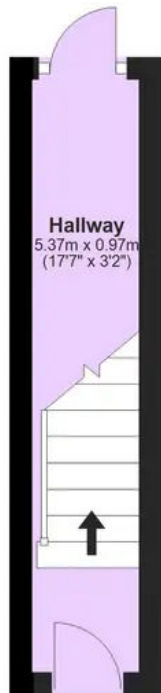
### Second Floor

Approx. 22.5 sq. metres (242.6 sq. feet)



### Ground Floor

Approx. 5.2 sq. metres (56.1 sq. feet)



**Total area: approx. 74.7 sq. metres (803.6 sq. feet)**

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.