



**Price**

**£220,000**

**Leasehold**

2x  1x  1x 

**Trevarra Court, Bouverie  
Road West, Folkestone,  
Kent, CT20**

*Wards*  
Helping you move forwards





## Main features

- Long lease, low service charge, zero ground rent - Chain free
- Recently modernised bathroom & kitchen, new flooring throughout, plus double glazed sash windows
- Close to town/seafront
- Short walk to Folkestone Central
- Worcester combi boiler installed April 2021 & Hive smart thermostats

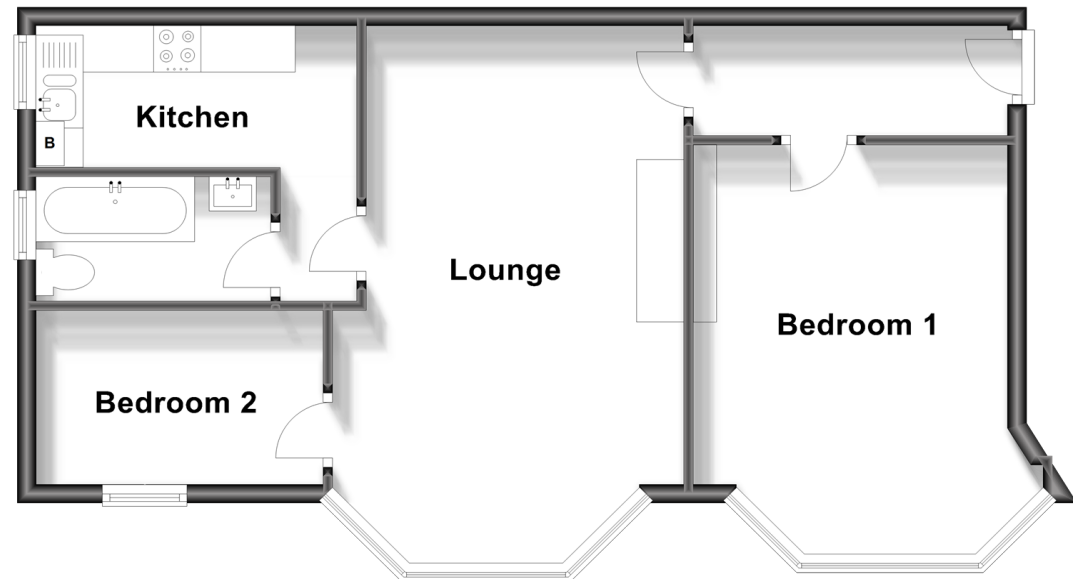
## Accommodation

### LOWER GROUND FLOOR

Hallway: 11'1 x 3'1 (3.38m x 0.94m)  
 Lounge: 19'1 x 12'0 (5.82m x 3.66m)  
 Kitchen: 11'0 x 4'1 (3.36m x 1.25m)  
 Bedroom 1: 13'1 x 10'1 (3.99m x 3.08m)  
 Bedroom 2: 9'1 x 6'0 (2.77m x 1.83m)  
 Bathroom: 8'1 x 4'0 (2.47m x 1.22m)

### Lower Ground Floor

Approx. 54.1 sq. metres (581.9 sq. feet)



Call Folkestone - 01303 256505 ■ [wardsfolkent.co.uk](http://wardsfolkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

