



## 19 Quain Court Sandgate Road

Folkestone

CT20 2HH

**£150,000 LEASEHOLD**

Welcome to Quain Court, an exquisite escape in the heart of Folkestone's West End. This beautifully renovated one-bedroom flat is nestled within a charming Art Deco building, offering a blend of timeless elegance and modern convenience. Situated on the fourth floor, this residence provides sweeping views and bathed in natural light throughout the day. Step inside to discover sleek interiors that have been thoughtfully updated with style and functionality in mind. The cosy open-plan living area seamlessly connects to a contemporary kitchen featuring top-notch appliances and ample storage space for all your culinary needs. One of the flat's unique advantages is that there are no heating bills to pay, affording you comfort without compromise. Additionally, residents can enjoy access to a tranquil communal garden—a perfect retreat for unwinding amidst lush greenery or sharing delightful moments with neighbours. Location truly makes this home shine as it is just a stone's throw from Folkestone town centre, providing easy access to an array of shops, restaurants, and cultural attractions. Whether you're seeking a peaceful sanctuary or vibrant urban life at your doorstep, this remarkable flat offers it all!



**Entrance Hall**

**Lounge**

11' 5" x 9' 7" (3.48m x 2.92m)

**Kitchen**

3m x 2.03m (9' 10" x 6' 8")

**Bathroom**

6' 9" x 6' 1" (2.06m x 1.85m)

**Bedroom**

10' 1" x 8' 3" (3.07m x 2.51m)

**Lease, service charge and maintenance information**

We have been informed the lease has 106 Years remaining and runs to 1st April 2131.

We have been informed by our vendor that the service charge is £2137 per annum. We understand that this includes the gas central heating and domestic hot water charges for the flat.

We have been informed by our vendor that the ground rent is £250 per annum.

**Fourth Floor**

Approx. 29.9 sq. metres (321.3 sq. feet)

