

## **Whitecliffs Flat 23 The Leas**

Folkestone  
CT20 2DT

**£400,000 LEASEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this stunning three bedroom apartment situated in the sought after location of Whitecliffs on the Leas Promenade. The property is in need of a little modernisation but offers a spacious accommodation over two floors with stunning sea views. The accommodation comprises lounge, kitchen, dining room, family bathroom, three bedrooms and en-suite shower room. Additional benefits include two balconies, a new lease, stunning sea views and no onward chain. For your chance to view call sole agent Burnap + Abel on 01303 258590.



## Entrance Hall

## Lounge

18' 5" x 17' 2" (5.61m x 5.23m)

## Balcony

## Kitchen

10' 6" x 7' 1" (3.20m x 2.16m)

## Dining Room

17' 2" x 10' 6" (5.23m x 3.20m)

## Third Floor Landing

## Master Bedroom

17' 2" x 12' 3" (5.23m x 3.73m)

## Balcony

## En-Suite

## Bedroom Two

12' 3" x 10' 1" (3.73m x 3.07m)

## Bedroom Three

12' 3" x 6' 9" (3.73m x 2.06m)

## Bathroom

7' 1" x 5' 7" (2.16m x 1.70m)

## Lease + Service Charge Information

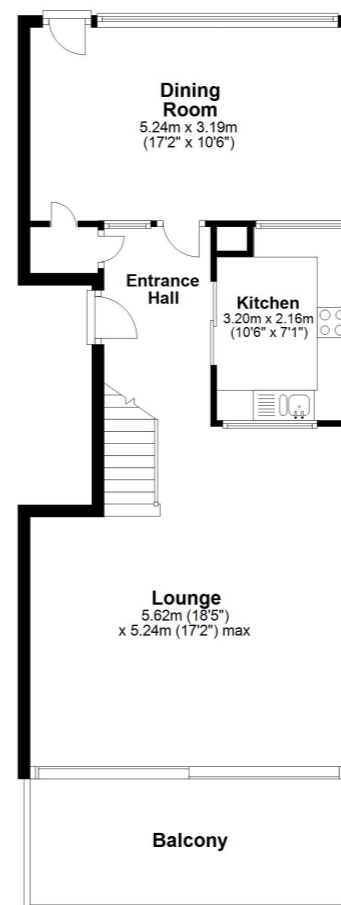
The currently owners are in the process of renewing the lease to 120 years.

The service charge is paid every 6 months at £914.37 or annually at £1828.74

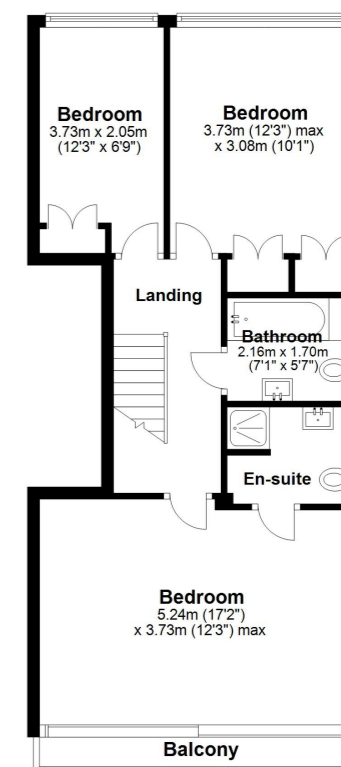
The ground rent is £400 per annum.

Please Note: The glass & balustrades on the balconies are being replaced shortly with a more modern design. This has already been paid for by the current owners and no further charges are expected for this work.

**Second Floor**  
Approx. 59.0 sq. metres (635.5 sq. feet)



**Third Floor**  
Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 113.5 sq. metres (1222.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

