





Located within the prestigious Grade II listed Metropole, an iconic late 19th-century building of architectural and historical significance, this second floor two-bedroom apartment offers elegant living in the heart of Folkestone's West End. Positioned on the renowned Leas promenade, the property enjoys close proximity to the town centre, the beach, and excellent transport links. Internally, the accommodation includes a spacious living room, a separate kitchen, two well-proportioned double bedrooms, and a bathroom. The apartment benefits from high ceilings, large windows, and a bright and airy layout extending to approximately 718 sq ft. This characterful home presents a wonderful opportunity to enjoy period charm and modern convenience in one of Folkestone's most celebrated buildings. Residents' parking and communal gardens. Leasehold with 981 years remaining. No forward chain. EPC RATING = C

Guide Price £250,000

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 1

Parking Residents parking

Heating Gas

EPC Rating C

Council Tax Band C

Folkestone & Hythe District Council



Situation

Is it any wonder The Sunday Times described Folkestone as 'one of the best places to live in the UK'? This port town lies on the southern edge of the North Downs and has experienced significant regeneration in recent years, particularly in its Creative Quarter, which has become a vibrant hub for artists, designers, and creative businesses. There are numerous independent shops, galleries, and cafes as well as the recently restored Harbour Arm, which is a food, drink and entertainment destination for the town and its visitors. making it a culturally rich destination. The town also benefits from excellent transport links, including the High-Speed Rail service that connects Folkestone to London St Pancras in around 53 minutes, making it an attractive location for commuters. Additionally, the proximity to the Channel Tunnel and the M20 motorway offers easy access to both continental Europe and other parts of the UK. This mix of creativity, convenient amenities, and strong transport infrastructure makes Folkestone an appealing place to live and work.

The accommodation comprises

Ground floor

Communal front and rear entrances, internal halls, impressive stairwells and lifts

Second Floor

Entrance hall

Living room

16' 6" x 14' 4" (5.03m x 4.37m)

Kitchen

9' 0" x 7' 2" (2.74m x 2.18m)

Bedroom one

14' 10" x 11' 4" (4.52m x 3.45m)

Bedroom two

18' 11" x 9' 10" (5.77m x 3.00m)

Outisde

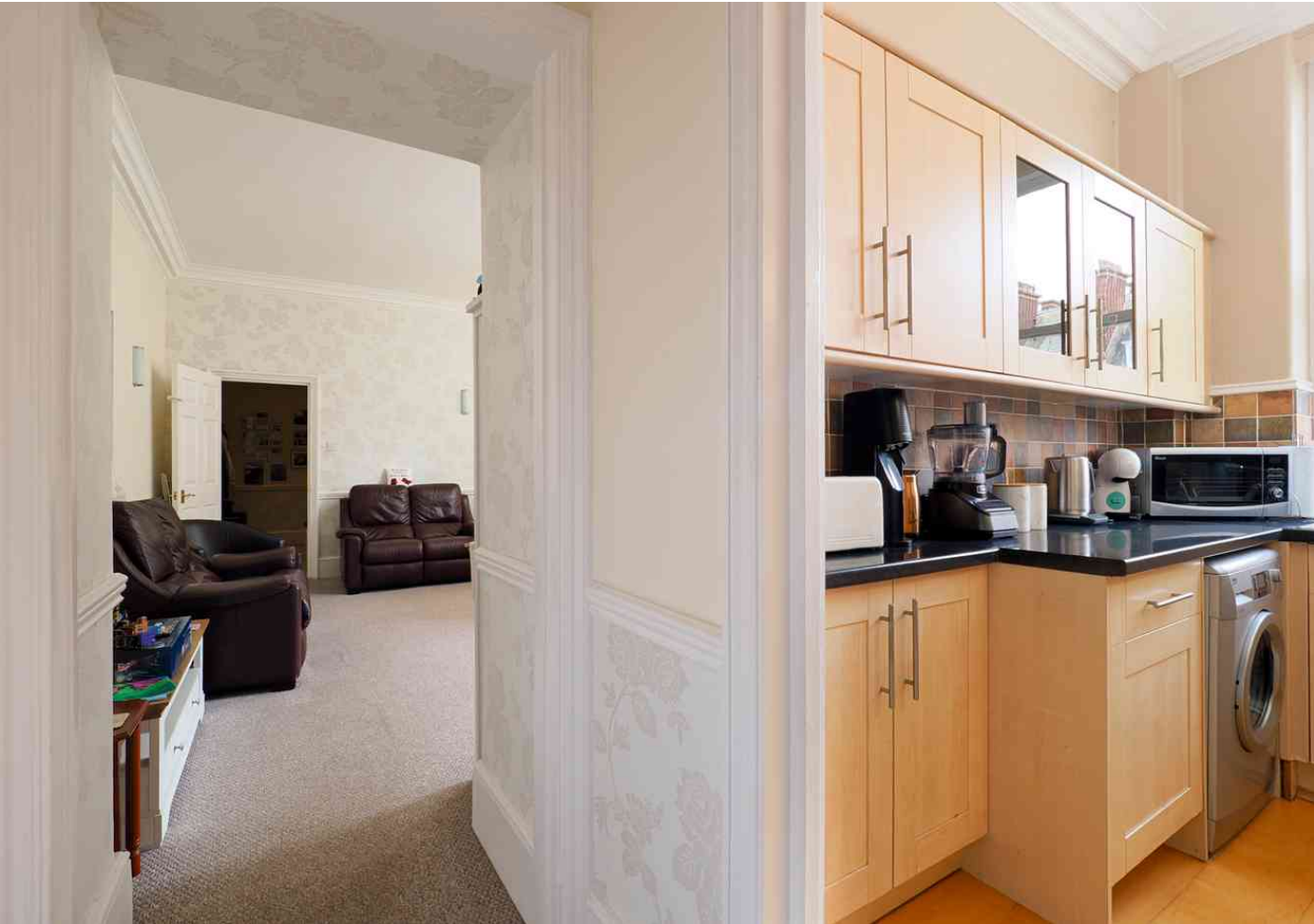
Parking

Residents parking - non-allocated spaces with free permits issued.

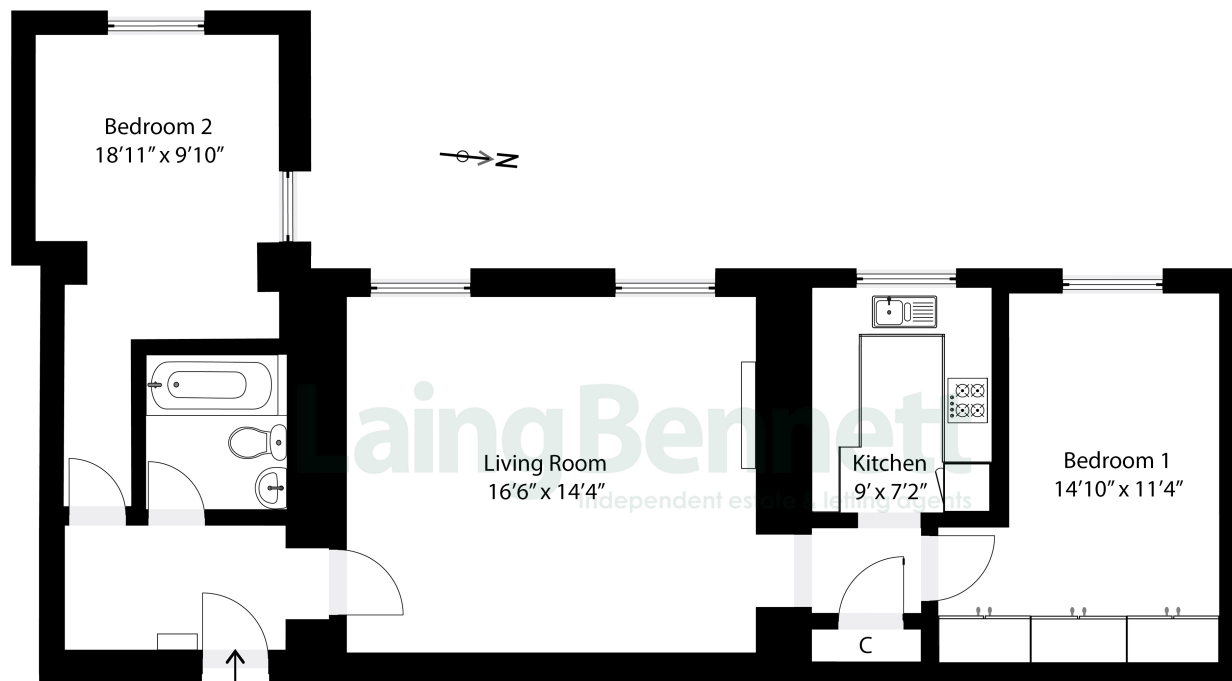
Communal gardens for residents

Lease Information

Lease: 1017 years with approximately 981 years remaining.
Service/Maintenance charge: £3,177.30 per annum (including insurance & water charges)
Ground rent: £60 per annum

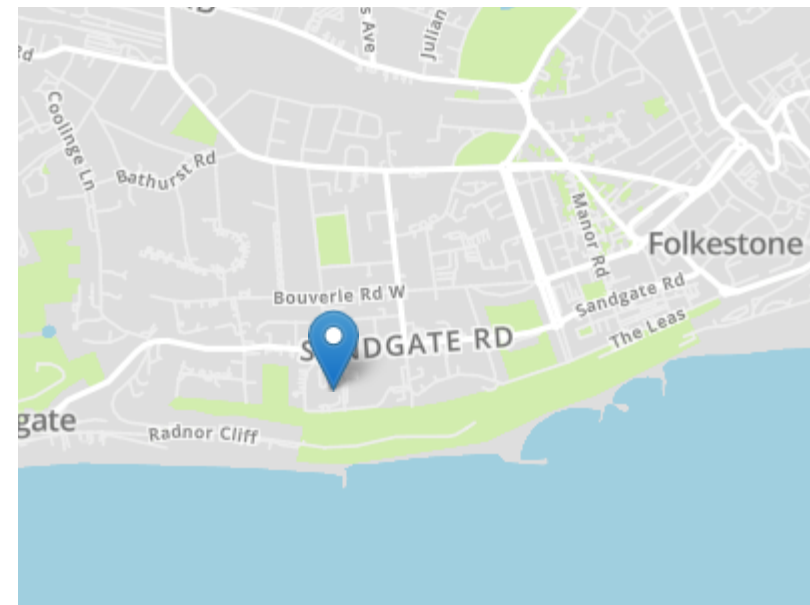


Approximate Gross Internal Area = 67 sq m / 718 sq ft



Second Floor

Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
© Unauthorised reproduction prohibited - chriskemps@hotmail.com



Need to book a viewing?

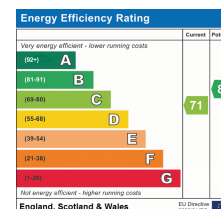
If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

See all our properties at



www.laingbennett.co.uk

The Estate Office
8 Station Road
Lyminge
Folkestone
Kent
CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.