



Ruskin House Flat 7, 1, Kings Way, Folkestone, Kent, CT19 5UX

EPC Rating = B

Fixed Price £91,700





A light and airy top floor shared ownership apartment with a balcony and far reaching views towards Folkestone harbour area. This second floor apartment is the only one in the building with a balcony. The open plan living, dining and kitchen is a fabulous space and zones well for multiple uses. Two double bedrooms, en suite shower room and main bathroom. Parking space. The location of the apartment offers walking access to the town and train station as well as routes out of town. This home is extremely well kept and stylishly presented. The fixed price of £91,700 is for a 35% share of the total market value of £262,000. The Rent, including service charge and building insurance, is £617.87 pcm. The remainder of a 10 year NHBC warranty started in 2016. No forward chain. EPC RATING = B

**Fixed Price £91,700**

**Tenure** Leasehold

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 2

**Parking** Allocated parking

**Heating** Gas

**EPC Rating** B

**Council Tax** Band B

Folkestone & Hythe District Council



## Situation

The property is located in a Pentland Homes development 'Kings Way' built in 2016 within walking distance of the Folkestone Central train station with High Speed Rail links to London in under an hour. Folkestone boasts a wide range of amenities such as a busy shopping centre, supermarkets, independent shops, restaurants and leisure facilities. There are also popular primary/secondary schools close by. The town has recently undergone extensive regeneration and is the home of 'The Creative Quarter' which boasts a thriving collection of artist's studios and creative businesses as well as the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors.



**The accommodation comprises**  
Video entry entrance with hall and stairs

**Second Floor**  
Entrance hall

**Light and airy open plan Living/Dining room & Kitchen**

26' 2" x 22' 1" (7.98m x 6.73m)

**Balcony**

18' 4" x 4' 7" (5.59m x 1.40m)



## Bedroom one

14' 4" x 10' 5" (4.37m x 3.17m)

## En suite shower room

## Bedroom two

13' 3" x 9' 4" (4.04m x 2.84m)

## Bathroom

## Outside

## Parking space

## Lease information

The lease length 125 years started in 2016 (Approx. 117 years remaining).

The Rent, including service charge and building insurance, is £617.87 pcm.

The fixed price of £91,700 is for a 35% share of the total market value of £262,000.

## Shared ownership information

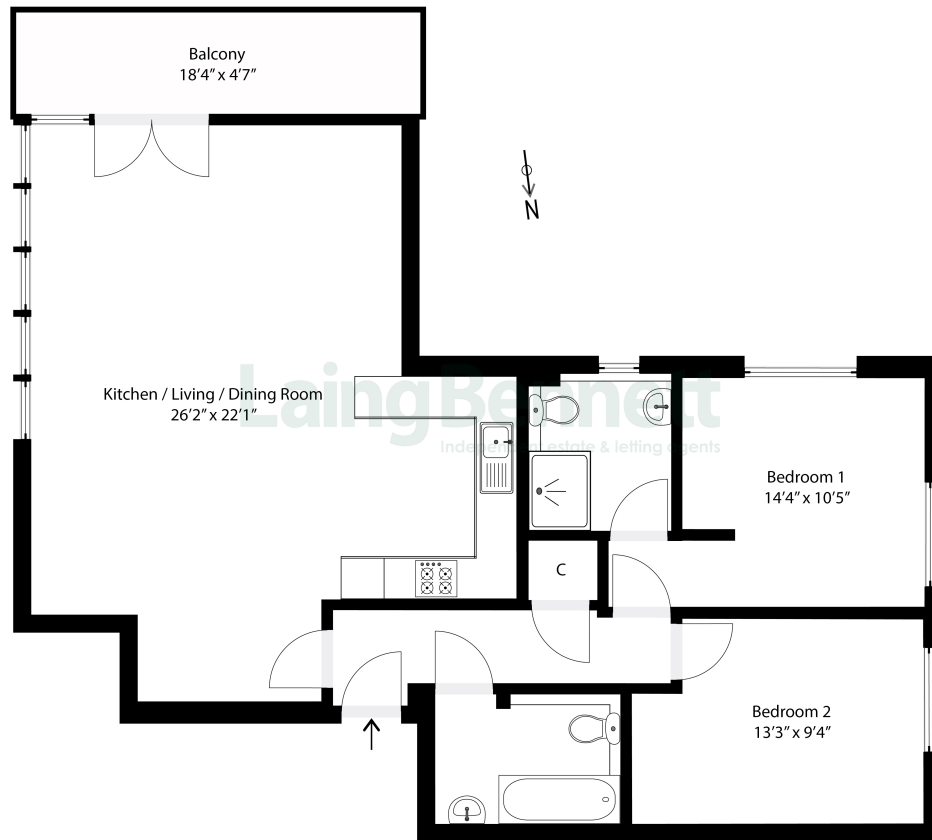
A buyer will need to be initially assessed by an Independent Financial Advisors (IFA). Once they have passed this, they will be required to submit a reservation form, and application form and pay a reservation fee of £300. Once this is done, they will complete a full financial assessment with the IFA who will then sign them off as affordable.







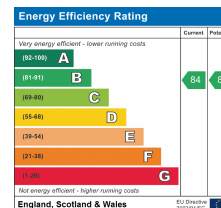
Approximate Gross Internal Area (Excluding Balcony) = 83 sq m / 892 sq ft



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