





Whether you are seeking a seaside home or a smart investment, this one bedroom first floor apartment could be ideal. Well appointed throughout, it offers sea views and is just a stone's throw from the beach. The accommodation includes an entrance hall, a spacious living/dining room, a modern kitchen, a bedroom with a fitted wardrobe, and a bathroom. Additionally, the property comes with an allocated parking space. EPC RATING = C

Guide Price £185,000

Tenure Leasehold

Property Type Flat

Receptions 1

Bedrooms 1

Bathrooms 1

Parking Allocated space

Heating Electric

EPC Rating C

Council Tax Band A

Folkestone & Hythe District Council



Situation

The property is located in Spencer Court in Sandgate which boasts a popular village centre with a broad range of interesting antique shops, boutiques, public houses, artisan cafes, restaurants and village store. The highspeed train service to London runs from nearby Folkestone West and Folkestone Central Stations. There are also great links to the continent via Euro Tunnel and a ferry service from Dover. The bustling Cinque Port of Hythe is two miles to the West which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The town of Folkestone is approximately two miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become an increasingly popular food, drink and entertainment destination for the town and its visitors.

The accommodation comprises

Communal entrance with stairs to

Frist floor

Apartment - Entrance hall

Living/dining room

15' 3" x 10' 0" (4.65m x 3.05m)

Kitchen

9' 7" x 7' 4" (2.92m x 2.24m)

Bedroom one

12' 4" x 10' 4" (3.76m x 3.15m)

Bathroom

Outside

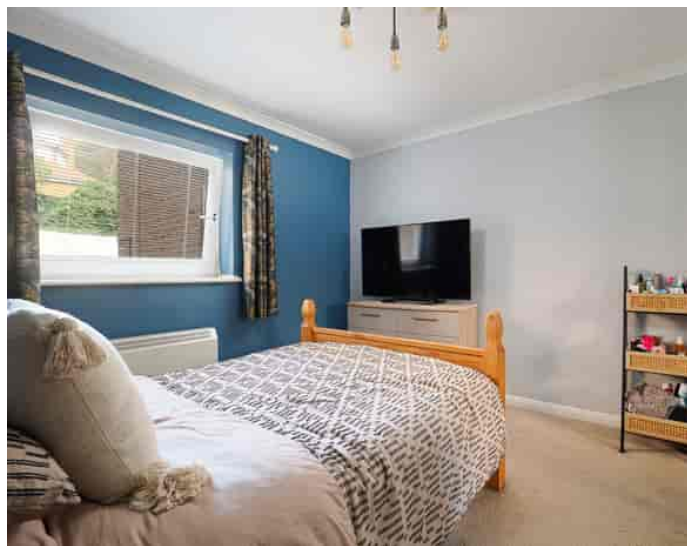
Allocated parking space

Lease information

Lease: 119 year lease started on 25th March 1988. Approx. 83 years remaining.

Service charge: £725.00 pa

Ground rent: £100.00 pa



Approximate Gross Internal Area (Including Low Ceiling) = 44 sq m / 472 sq ft

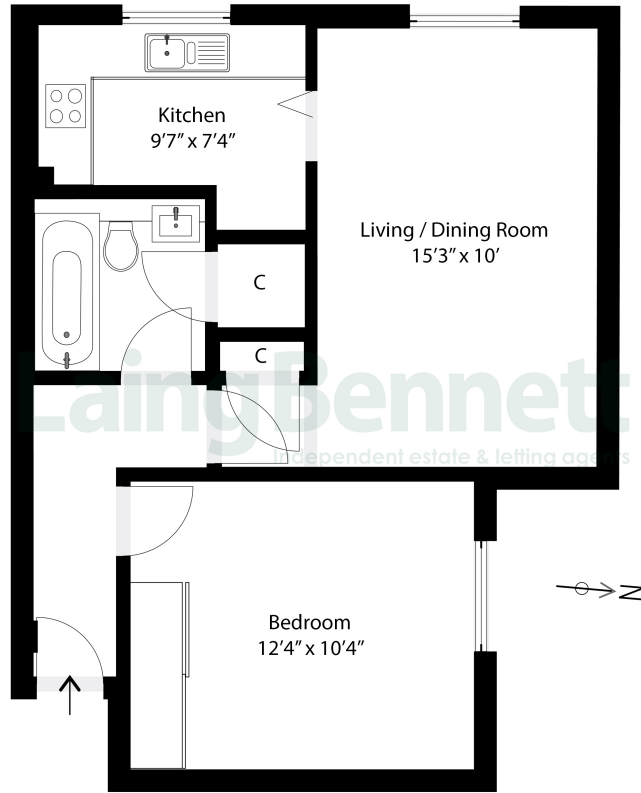
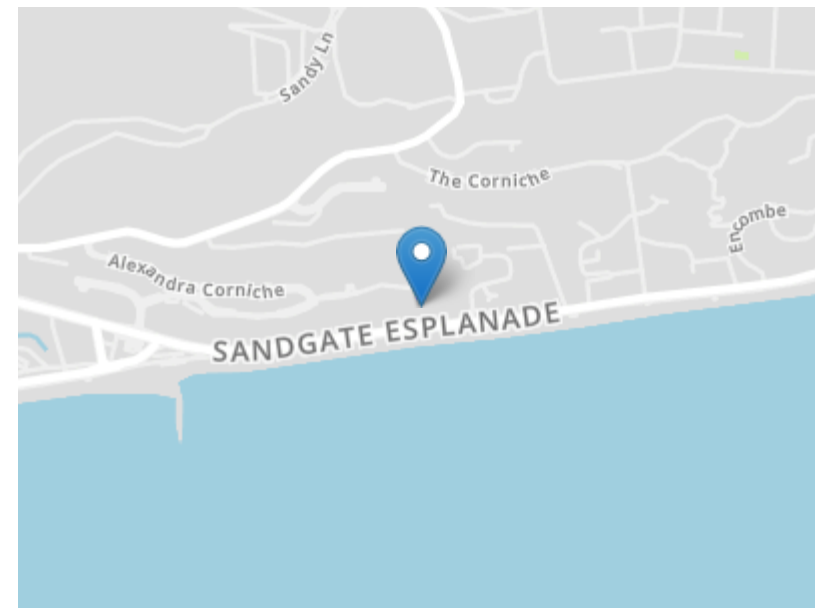


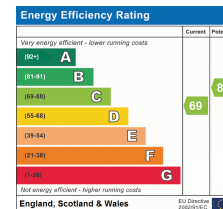
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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