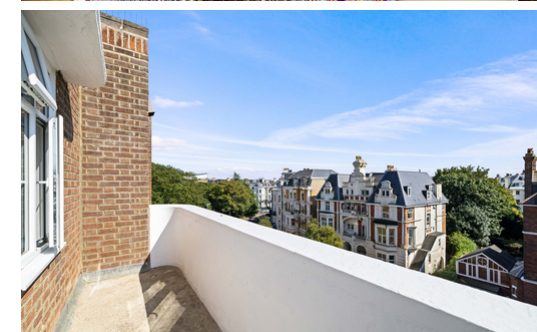


10 Cordova Court Sandgate Road

Folkestone
CT20 2HQ

£350,000 SHARE OF FREEHOLD

FOR SALE WITH BURNAP + ABEL... Set within the sought-after Art-Deco building of Cordova Court, this beautifully presented two/three-bedroom apartment offers refined coastal living in the heart of Folkestone. Positioned on the south side of Sandgate Road, this elegant residence enjoys easy access to the vibrant town centre, seafront, and excellent transport links, including Folkestone Central station. Accessed via a lift serving all floors, the apartment opens into a spacious hallway leading to a generously proportioned lounge, bathed in natural light and opening out onto a private south-facing balcony – the perfect spot for morning coffee or evening relaxation with glimpses of the sea. The separate kitchen is well-appointed, complemented by a utility area, while a modern shower room and additional guest W.C. provide convenience and comfort. There are three versatile bedrooms, one of which is currently used as a formal dining room, allowing flexibility to suit your lifestyle needs. Each room offers ample space and an inviting atmosphere ideal for both everyday living and entertaining. To the rear of the building is a garage en bloc, providing secure off-street parking or additional storage. The property further benefits from a share of the freehold, enhancing its long-term appeal.



Entrance Hall

Lounge

16' 1" x 16' 0" (4.90m x 4.88m)

Dining Room/Bedroom Three

13' 8" x 11' 11" (4.17m x 3.63m)

Kitchen

12' 2" x 11' 5" (3.71m x 3.48m)

Utility Area

Shower Room

9' 11" x 5' 8" (3.02m x 1.73m)

W.C

Bedroom One

13' 10" x 11' 9" (4.22m x 3.58m)

Bedroom Two

15' 6" x 9' 10" (4.72m x 3.00m)

South Facing Balcony

Garage

17' 7" x 8' 6" (5.36m x 2.59m)

Lease + Service Charges

The Property has a share of the freehold and long lease.

Recent programme of renovation to the building include a new fully insulated roof in 2021.

Fire alarms and fire doors fitted in 2022.

Total re-pointing of Cordova Court in 2024/25.

Impending works include turfing over bare flower beds set into the lawn following recent removal of old rose beds to be carried out Autumn 2025.

Redecoration of block 1-10 scheduled to be carried out once the plaster has completely dried out following the re-pointing programme. Block 11-20 already completed.

Discussions are under way with BT regarding the installation of fibre-optic cable.

The annual service charge is £2,800, paid quarterly.

