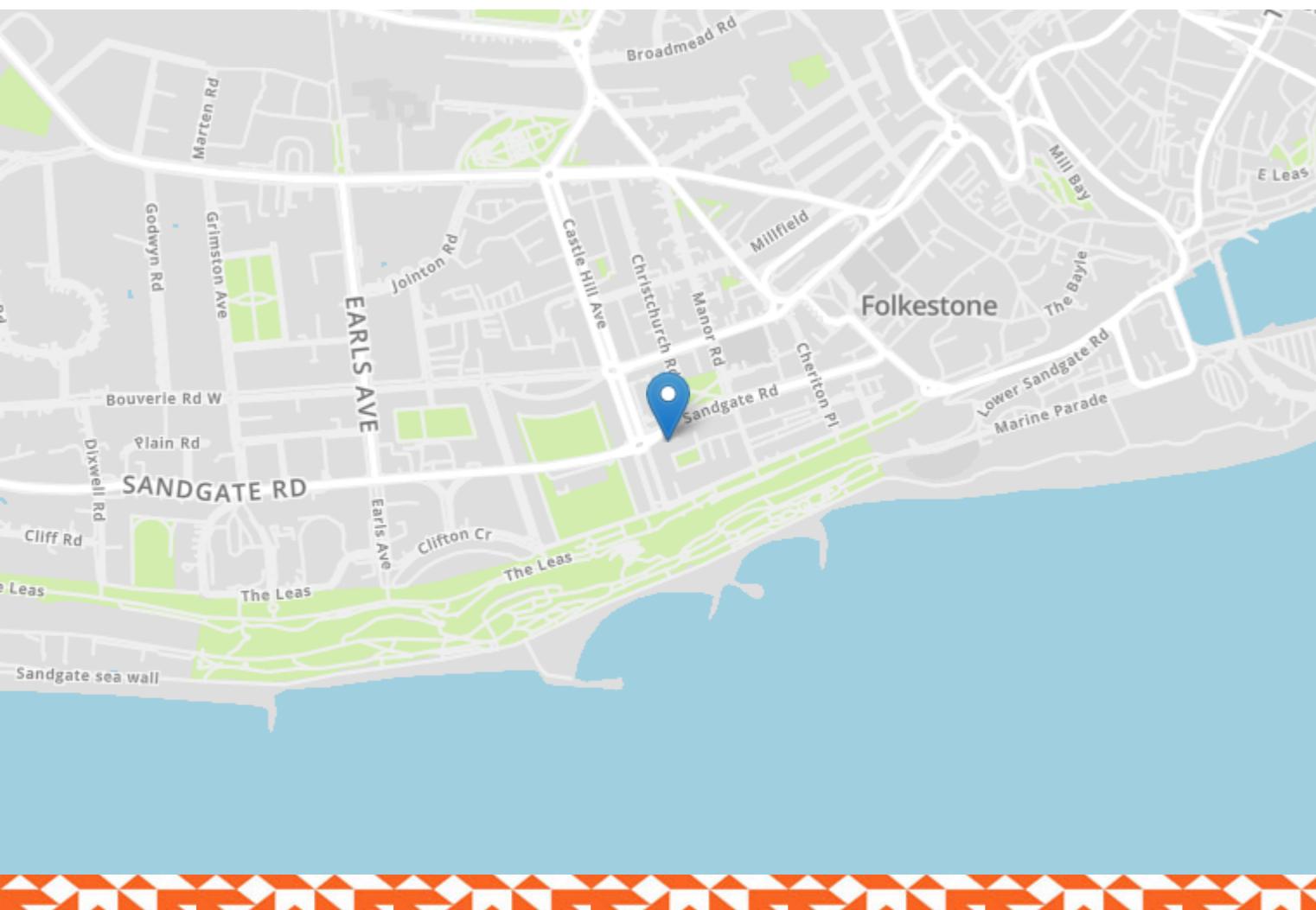


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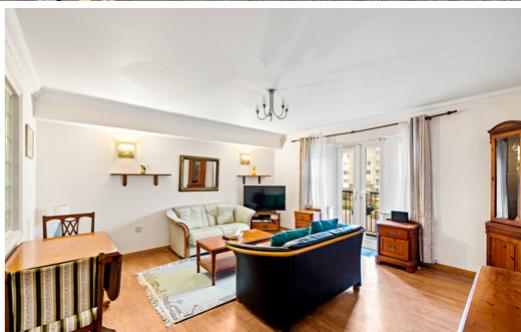


## Waldorf Apartments Flat 30 Sandgate Road

Folkestone  
CT20 2EE

**£190,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL...BRAND NEW LEASE ON COMPLETION. Welcome to this stunning 2 bedroom second floor apartment located in the prestigious Waldorf Apartments on Sandgate Road, Folkestone. Boasting a south facing balcony perfect for soaking up the sun, as well as allocated parking for your convenience. The building features a lift for easy access and once inside, you'll find a spacious lounge/diner, kitchen, family bathroom, and two bedrooms, with a master bedroom complete with an en-suite. The stunning Waldorf Apartments have pristine communal areas, 2 x lifts and is located perfectly for local shops, Leas Promenade and Folkestone Central Train Station. Don't miss out on the opportunity to call this beautiful apartment your new home! This property is being sold chain free.



## Entrance Hall

## Lounge/Dining Room

14' 10" x 14' 6" (4.52m x 4.42m)

## Kitchen

9' 8" x 9' 1" (2.95m x 2.77m)

## Bedroom One

18' 5" x 11' 2" (5.61m x 3.40m)

## En-Suite

## Bedroom Two

13' 11" x 7' 9" (4.24m x 2.36m)

## Bathroom

7' 8" x 5' 6" (2.34m x 1.68m)

## Balcony

Located off of the lounge, offering some sea views.

## Allocated Parking Space

The property has 1 allocated parking space situated to the rear of the building.

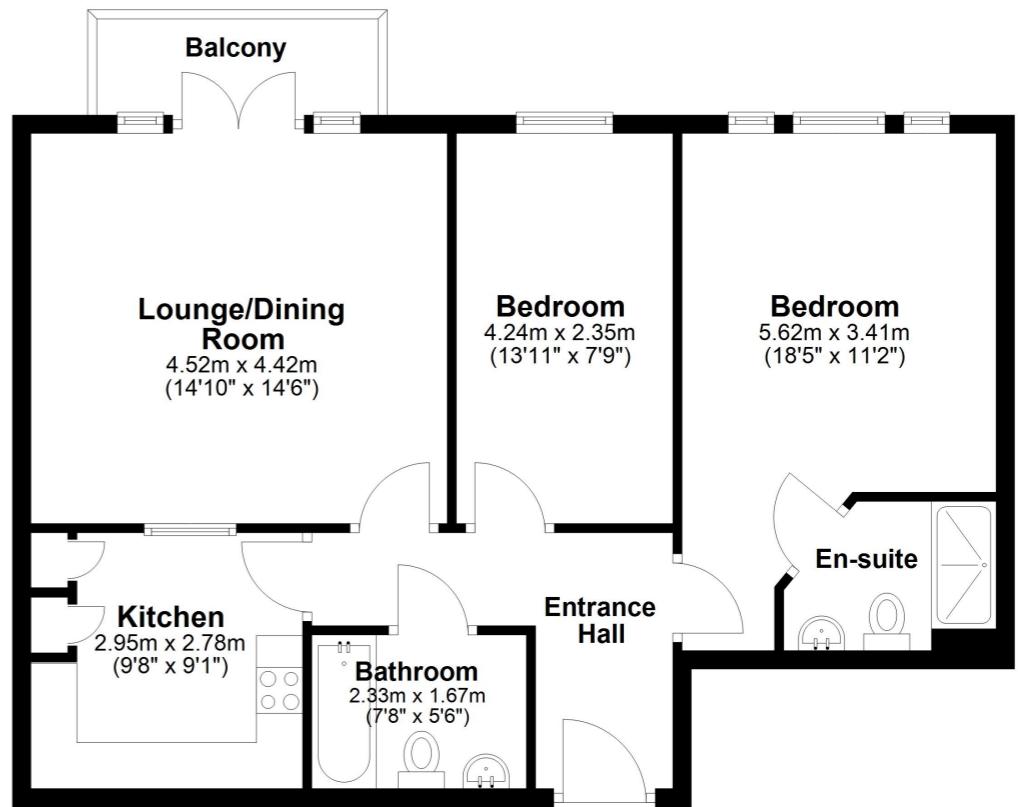
## Lease + Charges

This property will come with a brand new lease of 172 year lease within the lease there will be £0 Ground rent to be paid

The service charge is approximately £2900 per annum.

## Second Floor

Approx. 70.2 sq. metres (755.3 sq. feet)



Total area: approx. 70.2 sq. metres (755.3 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.

