

Flat 19, Waldorf Apartments Sandgate Road, Folkestone, Kent, CT20 2EE

Guide Price £274,000

EPC RATING: C

No  
Forward  
Chain

**A well appointed 5th floor two bedroom & two en suite penthouse apartment. Situated in a commanding apartment building close to the High Street and The Leas promenade. The property benefits from spacious accommodation with far reaching sea views to the rear. Accommodation comprises: communal entrance hall, stairs or lift to 5th floor, entrance hall, WC, open plan living/dining and kitchen, bedroom one with dressing room and en suite, bedroom two with en suite. Allocated parking space. Gas central heating. No forward chain. EPC Rating = C**



### **Situation**

The property is well situated close to the town centre and Leas promenade in the Port town of Folkestone. Folkestone is recently undergoing 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 a wide range of amenities such as a Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Folkestone offering a High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 4.5 miles) The M20 connection to the motorway network is within close proximity.

### **The accommodation comprises**

**Communal entrance foyer with lift or stairs to the top floor**

**5th Floor**

**Entrance hall**

## Open plan Living/dining and kitchen

23' 2" x 20' 1" (7.06m x 6.12m)

## WC

## Bedroom one

19' 8" x 17' 4" (5.99m x 5.28m)

## Dressing room

## En suite shower room

## Bedroom two

17' 4" x 14' 9" (5.28m x 4.50m)

## En suite bathroom

## Allocated parking

At the rear of the building allocated parking space.

## Lease

There is a 120 year lease started in 1987, with approx. 86 years remaining.

## Service charge

£1,375.00 every 6 months. (£2,750.00 per annum).

## Ground rent

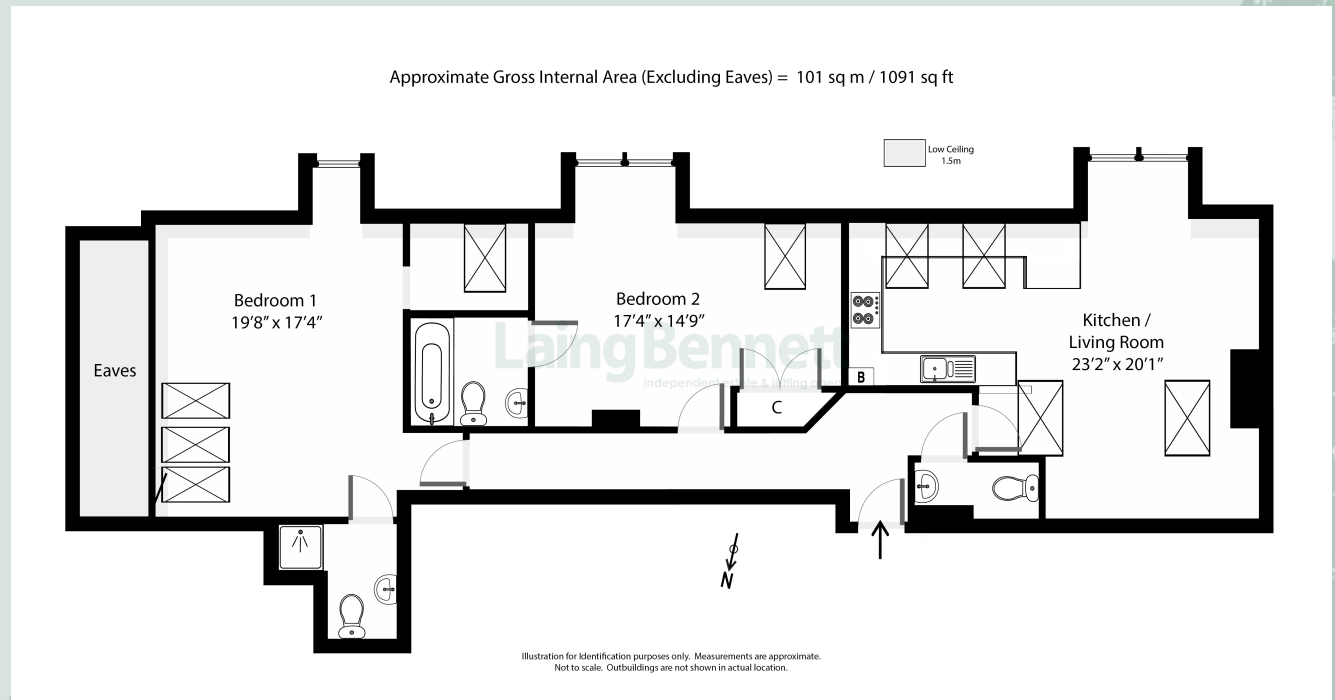
£400 per annum.

## Council Tax Band

Folkestone & Hythe - Band D

## Heating

Gas





## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	75	79
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC	



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