





This well-appointed one-bedroom apartment is situated in the desirable Golden Valley area, perfectly positioned close to Sandgate and the scenic coastline. Offering easy access to local amenities and the high-speed train service to London. The apartment is located on the first floor and features an entrance hall leading into a bright open-plan living/dining room with a well-designed kitchen area. There is a spacious double bedroom and a bathroom. The property also benefits from an allocated parking space. Whether you're a first-time buyer or looking for a smart investment opportunity, this apartment could be the one for you. No forward chain. EPC RATING = C

Guide Price £139,995

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 1

Bathrooms 1

Parking Allocated parking space

Heating Gas

EPC Rating C

Council Tax Band B

Folkestone & Hythe District Council



Situation

This apartment is located in 'Enbrook Court' in the Golden Valley area. Close by is Sandgate, a popular village centre with a broad range of interesting, antique shops, boutiques, public houses, cafes, restaurants and village store. The bustling Cinque Port of Hythe is three 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 Port town of Folkestone is approximately one mile 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 a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Folkestone West (walking distance) with a High Speed service to London journey time of 53 minutes. Channel Tunnel terminal is (Approx. 4 miles) The M20 connection to the motorway network is (Approx 3 miles)

The accommodation comprises

Communal entrance and stairs

First floor

Entrance hall

Living/Dining room

15' 11" x 12' 5" (4.85m x 3.78m)

Kitchen area

9' 11" x 8' 1" (3.02m x 2.46m)

Bedroom

12' 3" x 8' 5" (3.73m x 2.57m)

Bathroom

Outside

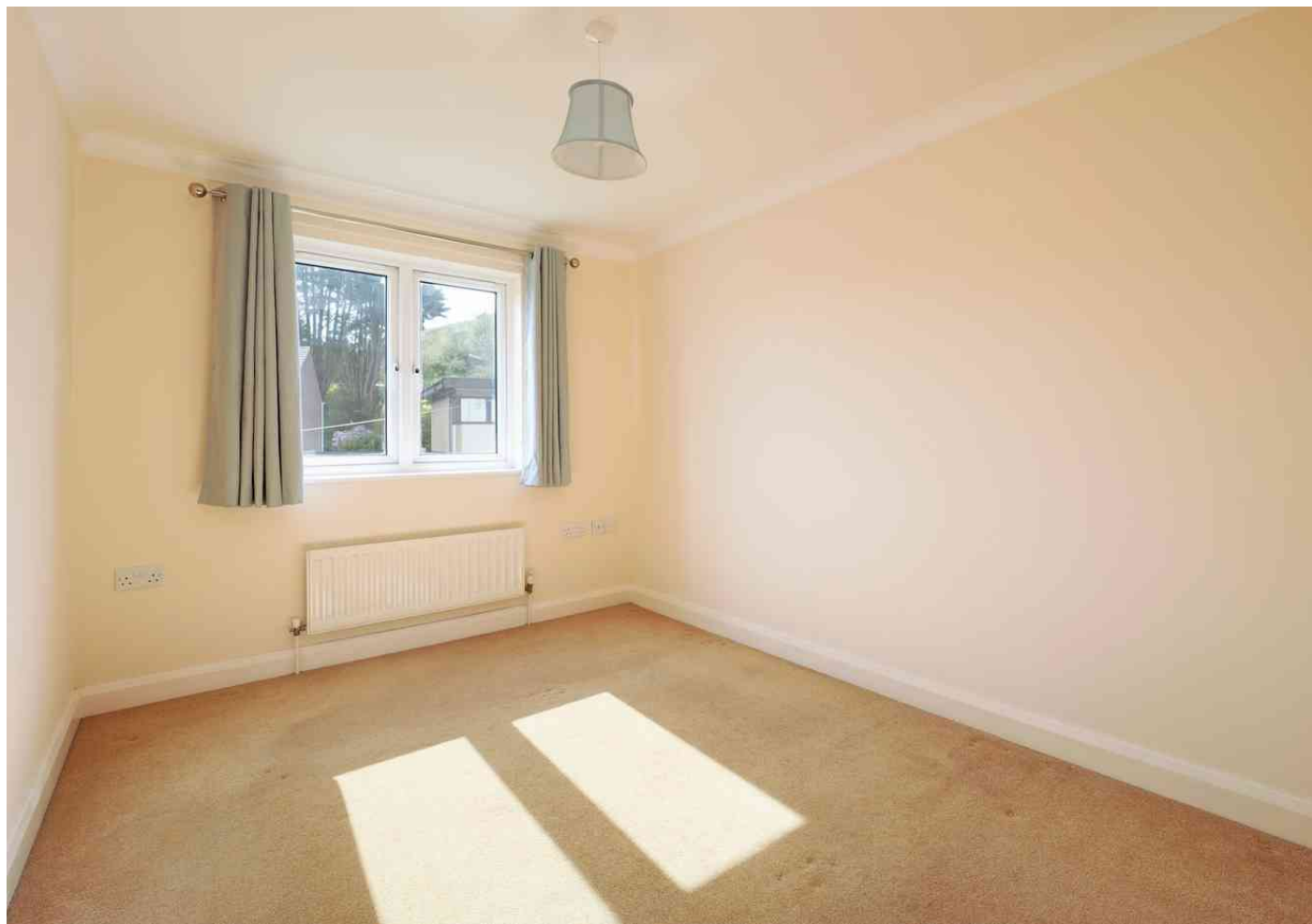
One allocated parking space

Lease information

125 year Lease started 24/06/2005 with approx. 105 years remaining.

Service charge: 2025-26 is £1,829.04 pa

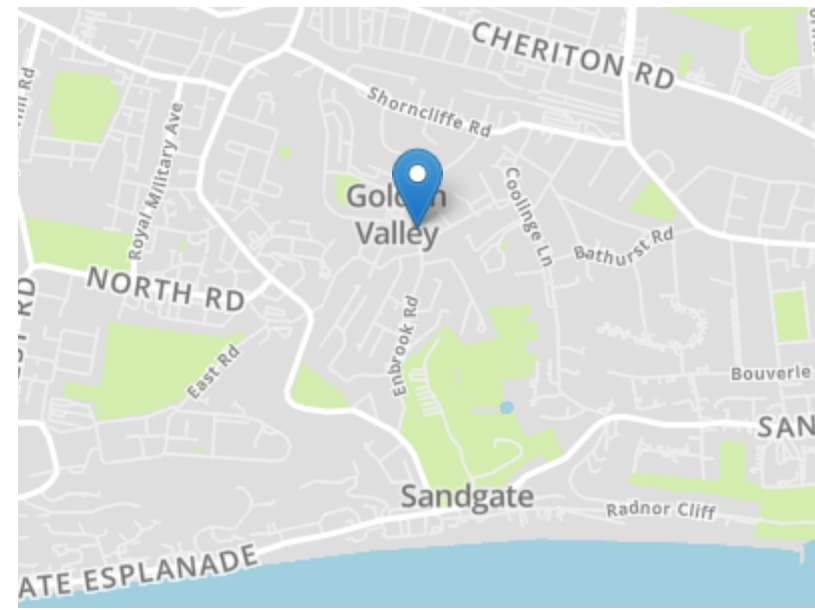
Ground rent: TBC



Approximate Gross Internal Area = 48 sq m / 520 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. © Unauthorised reproduction prohibited - chriskemps@hotmail.com



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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