

80 Homepine House Sandgate Road

Folkestone
CT20 2XB

£99,995 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this two bedroom retirement apartment situated at the end of Folkestone Town Centre and just a stones throw from The Leas Promenade. The property has the added benefit of being recently modernised throughout and the accommodation comprises lounge/diner, kitchen, shower room and two bedrooms. Additional benefits include a balcony, nice views towards The Downs and excellent communal facilities including washing machines and lounge area. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



Entrance Hall

Lounge/Diner

13' 0" x 11' 10" (3.96m x 3.61m)

Kitchen

6' 7" x 5' 5" (2.01m x 1.65m)

Shower Room

6' 9" x 5' 3" (2.06m x 1.60m)

Bedroom One

13' 0" x 9' 3" (3.96m x 2.82m)

Bedroom Two

7' 7" x 7' 4" (2.31m x 2.24m)

Balcony

Lease + Charges Information

Lease Details-

We have been informed by our vendor that the property comes with a 99 year lease from 1983. This would mean that at the start of 2022, there would be 59 years remaining on the lease.

Service Charge-

We have been informed by our vendor that the service charge is £4017 per annum.

Ground Rent-

The ground rent for the flat is £290.55 every 6 months.

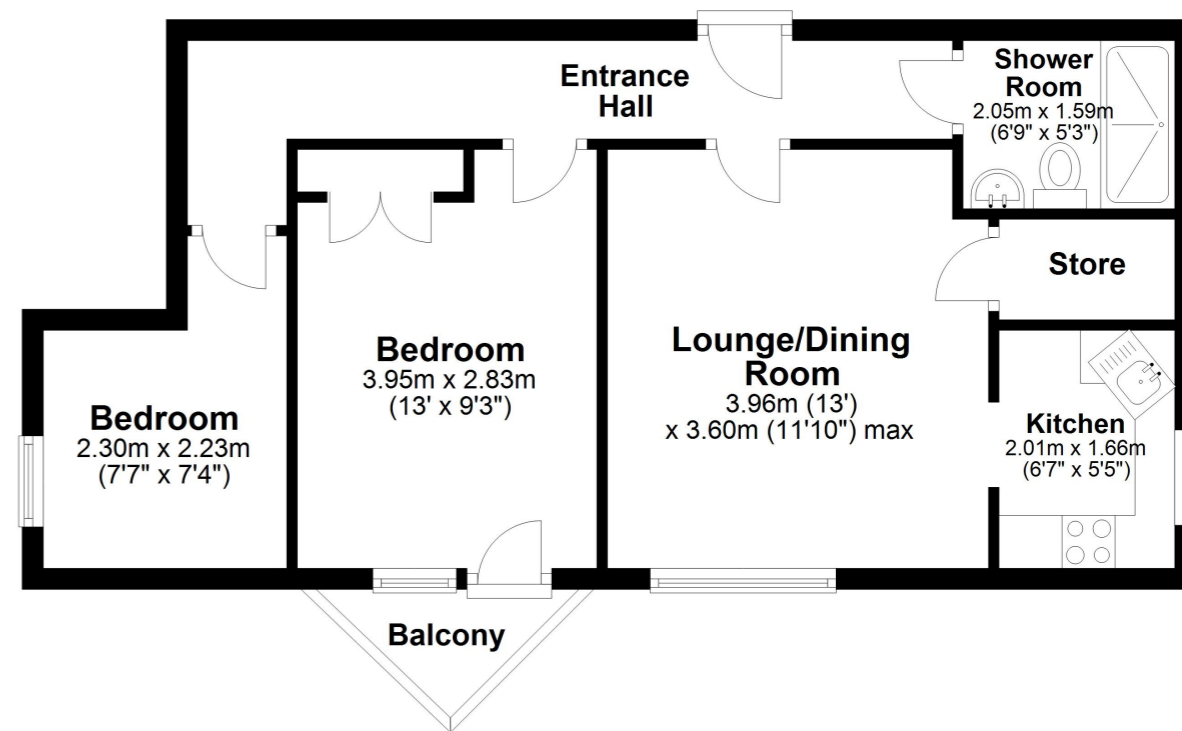
Council Tax Band

As of 1st January 2023, the current council tax band for the property is Band B.

EPC Rating

EPC - C

Fourth Floor
Approx. 48.0 sq. metres (516.2 sq. feet)



Total area: approx. 48.0 sq. metres (516.2 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.

