

12 Quain Court Sandgate Road

Folkestone
CT20 2HH

£199,995 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... Step back in time with this charming 2 bedroom apartment located in the sought-after Quain Court on Sandgate Road. Situated within an art deco style block of apartments, this diamond in the rough is just waiting to be transformed into a modern masterpiece. The accommodation comprises lounge/diner, kitchen, bathroom and two bedrooms. Also boasting a south-facing balcony, perfect for enjoying your morning coffee or soaking up the afternoon sun, this apartment also offers the convenience of a lift in the building for easy access. With some TLC and a touch of creativity, imagine the potential this property holds. Don't miss out on the opportunity to make this apartment your home and create your own piece of history in one of Folkestone most prestigious areas. Schedule a viewing today and let your imagination run wild with all the possibilities!



Entrance Hall

Lounge

13' 2" x 11' 7" (4.01m x 3.53m)

Kitchen

9' 7" x 5' 11" (2.92m x 1.80m)

Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)

Bedroom One

14' 4" x 10' 11" (4.37m x 3.33m)

Bedroom Two

10' 5" x 9' 1" (3.17m x 2.77m)

Balcony

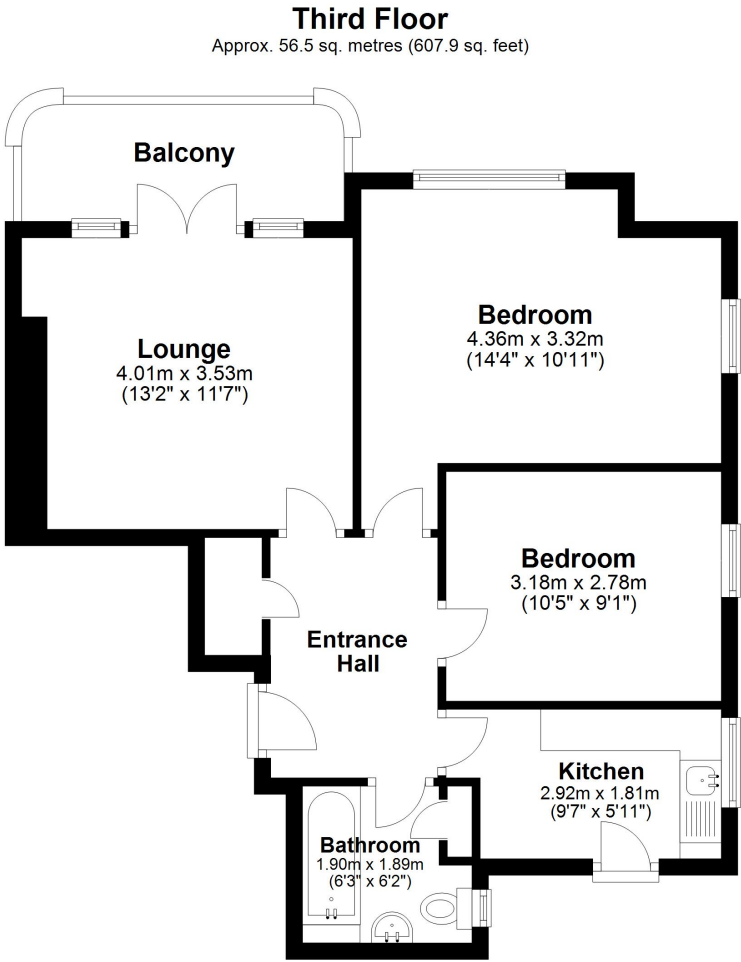
Lease + Service Charges

New lease of 247 years remaining

No ground rent to pay.

Service Charges include mains heating and water/drainage. The charges are approximately £2800 per annum.

We understand that there is a large balance in the current fund which is in excess of £100,000.



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.

