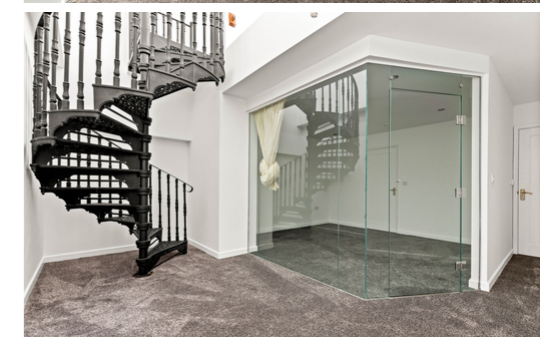


1 Metropole Road East

Folkestone
CT20 2AN

£280,000 LEASEHOLD

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to present the chance to purchase one of the most unique properties currently for sale in Folkestone's West End. Situated in the grounds of The Prestigious Metropole, just a couple of minutes walk to The Leas promenade and The Town Centre. This unique two/three bedroom end of terraced mews house offers a spacious accommodation set over two floors and comprises lounge, kitchen/diner, two bedrooms, two bathrooms and home office/bedroom three. With a contemporary feel inside featuring glass walls, modern integrated kitchens and modern bathrooms, this property also brings unique features that can only be found in a handful of properties. This property is also being sold CHAIN FREE and is the only one that has its own private courtyard... For your chance to view call sole agent Burnap + Abel now on 01303 258590.



Lounge

15' 5" x 12' 0" (4.70m x 3.66m) Double glazed lantern light window to the roof, wrought iron spiral staircase leading down to the floor below, doors to the side of the room leading into the second bedroom and to the cloak room. Halogen down-lighters to the ceiling

W.C

Fitted with a white suite comprising of a wash hand basin and low level W.C.

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m) Double bedroom with lantern light window to the roof extending over this area.

Landing Area

Kitchen/Dining Room

16' 10" x 11' 11" (5.13m x 3.63m) Spectacular vaulted ceiling, One end of the room is fitted with a range of cream fronted contemporary style wall and base cabinets with stainless handles and roll edge granite effect work surfaces with inset 1½ bowl sink/drain, 4-ring ceramic hob, eye-level double electric oven/grill, integrated tall fridge/freezer, automatic washing machine/tumble dryer, dishwasher.

Study/Bedroom Three

11' 11" x 7' 11" (3.63m x 2.41m)

Master Bedroom

12' 2" x 11' 1" (3.71m x 3.38m) Large double bedroom with recessed lighting, glass walls and door, door leading through to the En-Suite Shower Room/W.C.

En-Suite

9' 1" x 8' 10" (2.77m x 2.69m) Large shower cubicle, twin wash hand basins and low-level W.C

Bathroom

8' 10" x 5' 11" (2.69m x 1.80m) Hand wash basin, low-level W.C as well as a fitted bathtub.

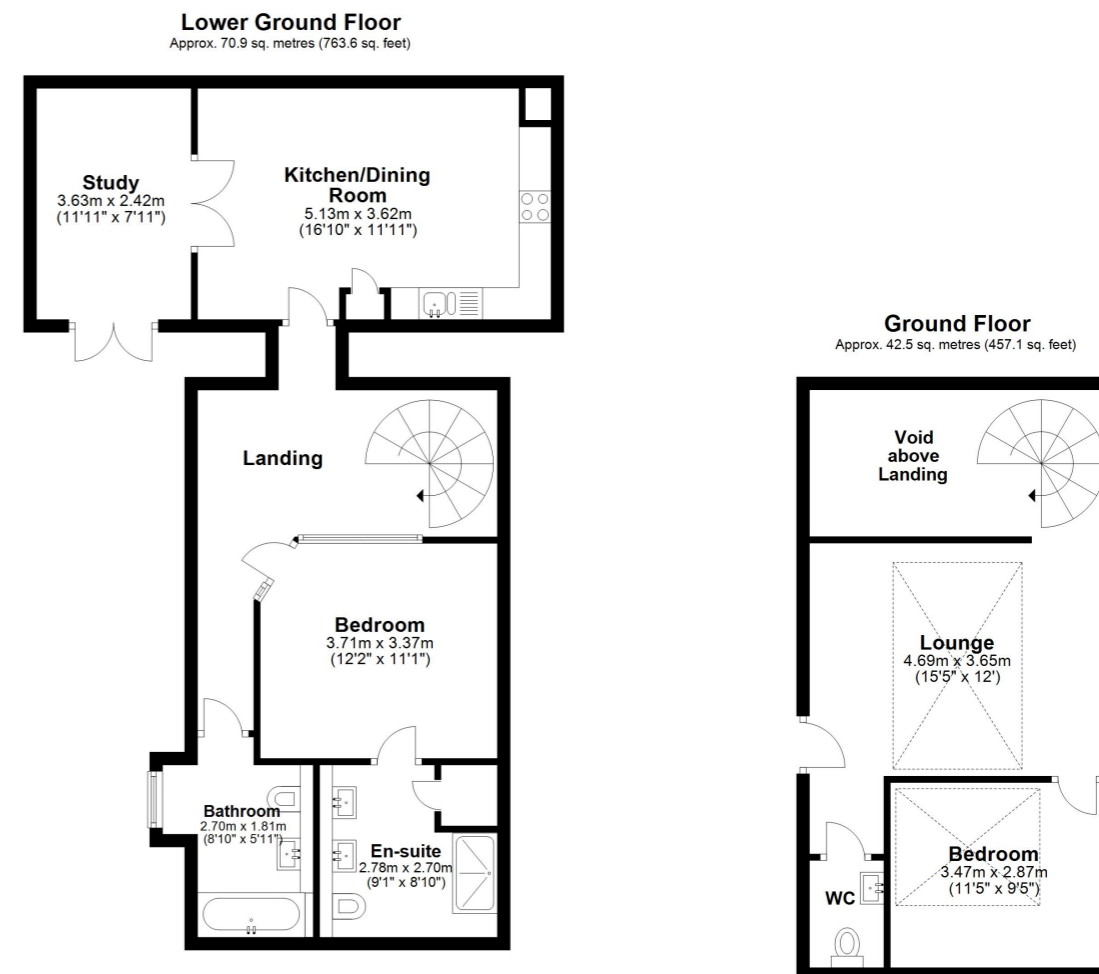
Courtyard Garden

Lease + Service Charge Information

Service Charge- £1000 per annum, including buildings insurance

Ground Rent- £10 per annum, increasing to £150 in the next 4 years

110-115 Years remaining on the lease



Total area: approx. 113.4 sq. metres (1220.7 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.

