







Located within the prestigious Grade II listed Metropole, an iconic late 19th-century building of architectural and historical significance, this second floor two-bedroom apartment offers elegant living in the heart of Folkestone's West End. Positioned on the renowned Leas promenade, the property enjoys close proximity to the town centre, the beach, and excellent transport links. Internally, the accommodation includes a spacious living room, a separate kitchen, two well-proportioned double bedrooms, and a bathroom. The apartment benefits from high ceilings, large windows, and a bright and airy layout extending to approximately 718 sq ft. This characterful home presents a wonderful opportunity to enjoy period charm and modern convenience in one of Folkestone's most celebrated buildings. Residents' parking and communal gardens. Leasehold with 981 years remaining. No forward chain. EPC RATING = C

Guide Price £250,000

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 1

Parking Residents parking

Heating Gas

EPC Rating C

Council Tax Band C

Folkestone & Hythe District Council



Situation

Is it any wonder The Sunday Times described Folkestone as 'one of the best places to live in the UK'? This port town lies on the southern edge of the North Downs and has experienced significant regeneration in recent years, particularly in its Creative Quarter, which has become a vibrant hub for artists, designers, and creative businesses. There are numerous independent shops, galleries, and cafes as well as the recently restored Harbour Arm, which is a food, drink and entertainment destination for the town and its visitors. making it a culturally rich destination.

The town also benefits from excellent transport links, including the High-Speed Rail service that connects Folkestone to London St Pancras in around 53 minutes, making it an attractive location for commuters. Additionally, the proximity to the Channel Tunnel and the M20 motorway offers easy access to both continental Europe and other parts of the UK.

The accommodation comprises

Ground floor

Communal front and rear entrances, internal halls, impressive stairwells and lifts





Second Floor

Entrance hall

Living room

16' 6" x 14' 4" (5.03m x 4.37m)

Kitchen

9' 0" x 7' 2" (2.74m x 2.18m)

Bedroom one

14' 10" x 11' 4" (4.52m x 3.45m)

Bedroom two

18' 11" x 9' 10" (5.77m x 3.00m)

Outside

Parking

Residents parking - non-allocated spaces with free permits issued.

Communal gardens for residents

Lease Information

Lease: 1017 years with approximately 981 years remaining.

Service/Maintenance charge: £3,177.30 per annum (including insurance & water charges)

Ground rent: £60 per annum







Approximate Gross Internal Area = 67 sq m / 718 sq ft

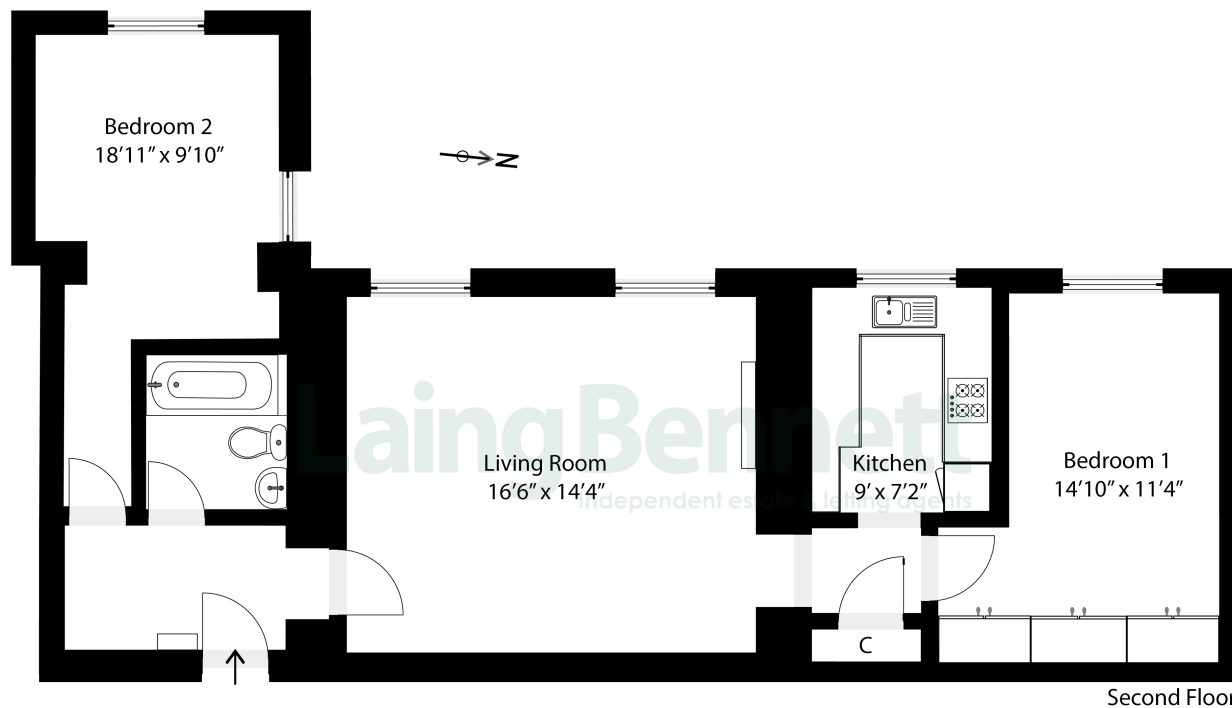


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

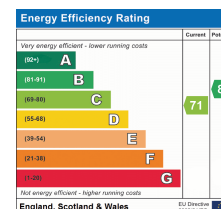
If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

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