

**Laing
Bennett**
Residential sales

Flat 10, Dudley Court 2-4 Trinity Crescent, Folkestone, Kent, CT20 2ET

Guide Price £249,999

EPC RATING: E

Immaculately
Presented

A well appointed top floor two bedroom apartment situated in a period building in a prime 'West End' location, immediately behind The Leas promenade. The property benefits from spacious accommodation with lovely large windows, which allow the property to be bathed in light. It is exceptionally well finished with lime-washed oak flooring throughout and marble work surfaces in the modern John Lewis kitchen. It enjoys a beautiful and tranquil outlook over mature gardens and is a short walk from both the beach and the town centre. Accommodation comprises: communal entrance hall, stairs or lift to third floor, entrance hall, sitting/dining room, kitchen/breakfast room, bedroom one, bedroom two, bathroom/WC. Attic storage unit. Outside: Communal gardens. UPVC double glazed windows and gas central heating. Share of Freehold. Chain Free. EPC Rating = E



Situation

The property is well situated in the 'West End' close to the town centre in the Port town of Folkestone. Folkestone is recently undergoing extensive regeneration 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 a 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 offering a High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 4.5 miles) The M20 connection to the motorway network is within close proximity.



The accommodation comprises

Communal entrance hall

Stairs or Lift

Entrance hall

Living room

16' 3" x 15' 0" (4.95m x 4.57m)

Kitchen

10' 6" x 9' 7" (3.20m x 2.92m)

Bedroom one

11' 11" x 11' 4" (3.63m x 3.45m)

Bedroom two

9' 8" x 7' 2" (2.95m x 2.18m)

Bathroom

Communal gardens

Attic storage unit

Leasehold and share of Freehold information

Lease length

The property has a share of the freehold and the remainder of a 999 year lease (932 Years remaining)

Annual service charge

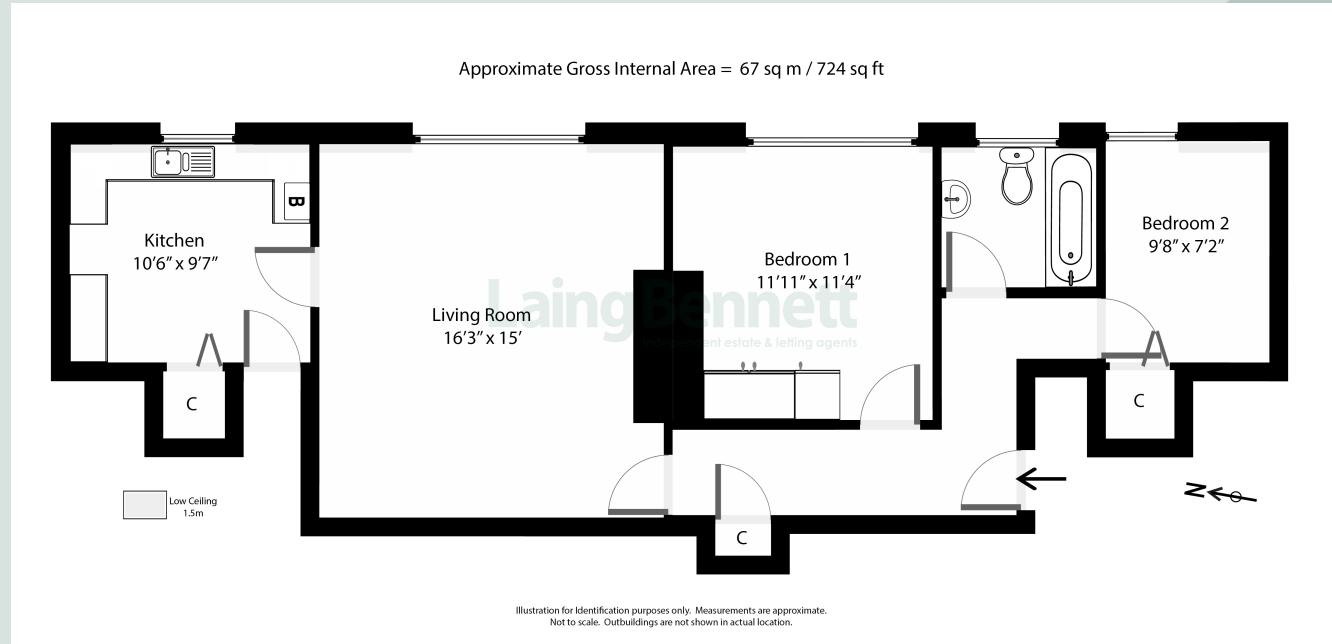
The current annual service charge is £2,397.00 which includes buildings insurance and reserve fund allocation – The Managing Agents for the building are Smith Woolley of Folkestone – There is no Ground Rent.

Council Tax Band

Folkestone & Hythe - Band C

Heating

Gas





Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	51	53
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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