







This spacious apartment offers breathtaking panoramic views of the stunning sandy beach, Folkestone's restored beautiful Harbour Arm promenade, and the channel, where the French coast is visible on a clear day. Situated in a majestic Grade II listed building, this residence provides a delightful living experience. The property would now benefit from some updating, enabling you to add your 'own stamp' to the already bright and light living space. Accommodation comprises: Communal entrance hall, stairs and lift to third floor, storage cupboard, apartment entrance hall, triple aspect living/dining room, kitchen, two double bedrooms, bathroom/WC, shower room/WC. Outside. The most stunning communal gardens with numerous seating areas to enjoy your beautiful surroundings and sea view. Allocated parking space and visitor parking. No forward chain. EPC RATING: C

Guide Price £235,000

Tenure Leasehold Share of Freehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 2

Parking Allocated & visitor parking

Heating Mains gas

EPC Rating C

Council Tax Band C

Folkestone And Hythe District Council



Situation

Set in a glorious location close to the popular sandy beach 'Sunny Sands' and the vibrant 'Harbour Arm'. Folkestone has undergone extensive regeneration and boasts a thriving collection of artist's studios and creative businesses, as well as a wide range of amenities such as shopping centre, supermarkets, independent shops, restaurants and leisure facilities. The Old High Street and 'the cultural heart' of Folkestone Creative Quarter are also nearby. There is a mainline railway station at Folkestone offering a High Speed service to St Pancras stations with an approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 2.5 miles) The M20 connection to the motorway network is within close proximity.

The accommodation comprises

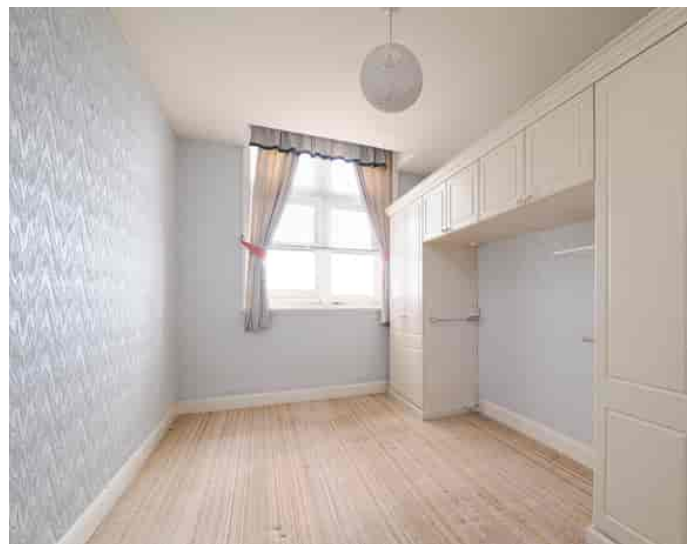
Communal entrance with video entry system

Stairs and lift to third floor

Entrance hall

Living/Dining room

21' 1" x 19' 5" (6.43m x 5.92m)



Kitchen

9' 10" x 6' 7" (3.00m x 2.01m)

Bedroom one

12' 11" x 9' 0" (3.94m x 2.74m)

En suite bath room

Bedroom two

10' 6" x 10' 0" (3.20m x 3.05m)

Shower room/WC

Outside

Beautiful communal gardens

Parking

Allocated parking space and visitor parking

Additional information

Leasehold with share of Freehold (Held in the name of St Andrews Folkestone Ltd)

Service charge: £3,500 pa (includes buildings insurance & water bills).

Annual contribution to the reserve funds: £1,500 pa

Length of lease: 999 year lease started on 01/01/1996 now with approx. 972 years remaining.

No ground rent.

Restrictions: No pets or holiday letting business







Approximate Gross Internal Area (Including Low Ceiling) = 76 sq m / 817 sq ft

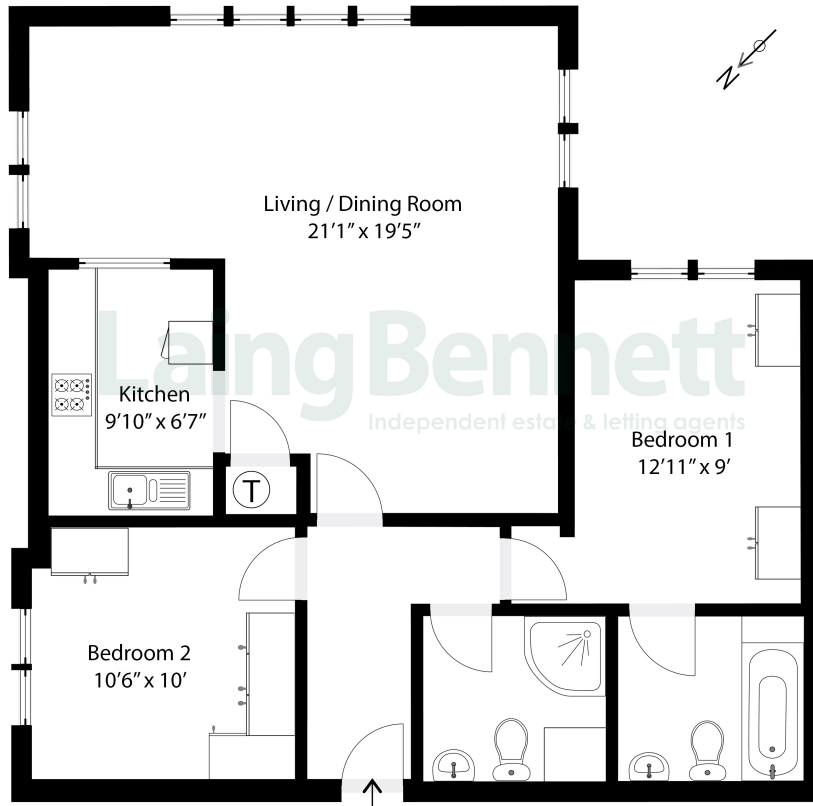
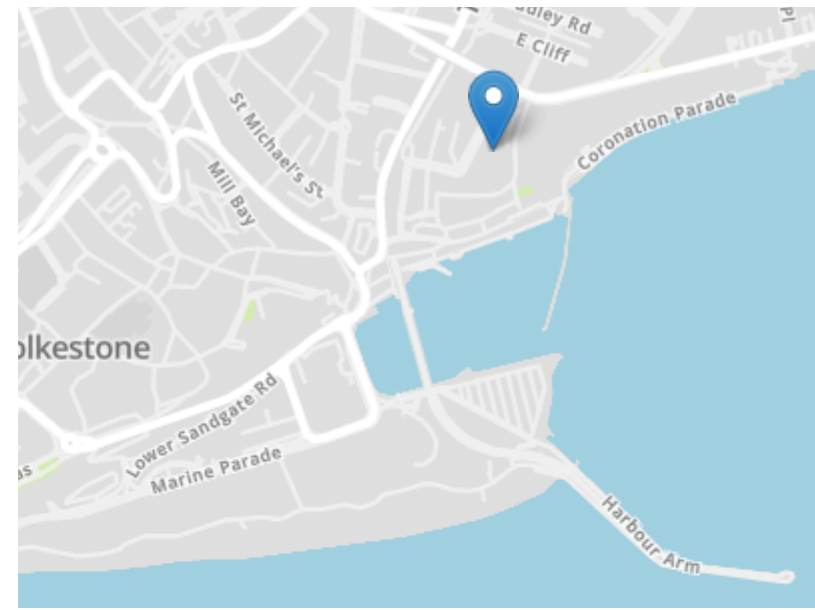


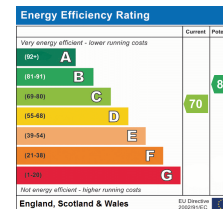
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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