



Flat 1 18 Eversley Park, Folkestone, Kent, CT20 3FE

EPC Rating = D

Guide Price £425,000





A simply wonderful apartment set on the ground floor of a most majestic Victorian building set in an exclusive gated development in a highly sought after location. The property benefits from high ceilings and sash windows bathing each elegant room in natural light. Accommodation comprises: On entering the building you will be greeted by the most opulent communal reception hall, apartment door leads to entrance hall with large storage cupboard with sliding mirrored doors. There is a spacious triple aspect kitchen/dining/living room. The high quality kitchen area is well fitted out with granite worktops and plenty of storage with central island, dining area and living area, attractive electric coal effect wood burning stove and two sets of full length French doors leading to the garden. Modern stylish bathroom/WC. Bedroom one with built in wardrobe, full length French doors to the garden and door to contemporary shower room/WC. Bedroom two. Outside: Delightful brick paved south facing garden with tucked away useful shed, communal gardens and communal storage in basement. Allocated and visitor parking. EPC Rating: D

Guide Price £425,000

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 2

Parking Allocated parking space

Heating Gas

EPC Rating D

Council Tax Band C

Folkestone And Hythe District Council



Situation

The property is superbly located in the exclusive gated development 'Eversley Park' Sandgate boasts a popular village centre with a broad range of interesting, antique shops, boutiques, public houses, cafes, restaurants and village store. The bustling Cinque Port of Hythe is three miles to the West which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The Port town of Folkestone is approximately one mile to the East 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 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 West (Easy walking distance) with a High Speed service to London journey time of 53 minutes. Channel Tunnel terminal is (Approx. 4 miles) The M20 connection to the motorway network is (Approx 3 miles)

The accommodation comprises

Communal reception hall

Entrance hall

Kitchen/Dining/Living room

27' 11" x 19' 11" (8.51m x 6.07m)





Bedroom one

17' 8" x 12' 6" (5.38m x 3.81m)

Ensuite shower room/WC

Bedroom two

11' 7" x 11' 1" (3.53m x 3.38m)

Bathroom/WC

Outside

Gated entrance

Garden

Delightful brick paved south facing garden with tucked away useful shed, communal gardens

Parking

Allocated parking for one vehicle plus guest parking

Lease

140 years remaining

Service charge

£3,530 per annum

Ground rent

£250.00 (Doubles every 25 years - Next increase 2039)







Approximate Gross Internal Area (Including Low Ceiling) = 101 sq m / 1082 sq ft

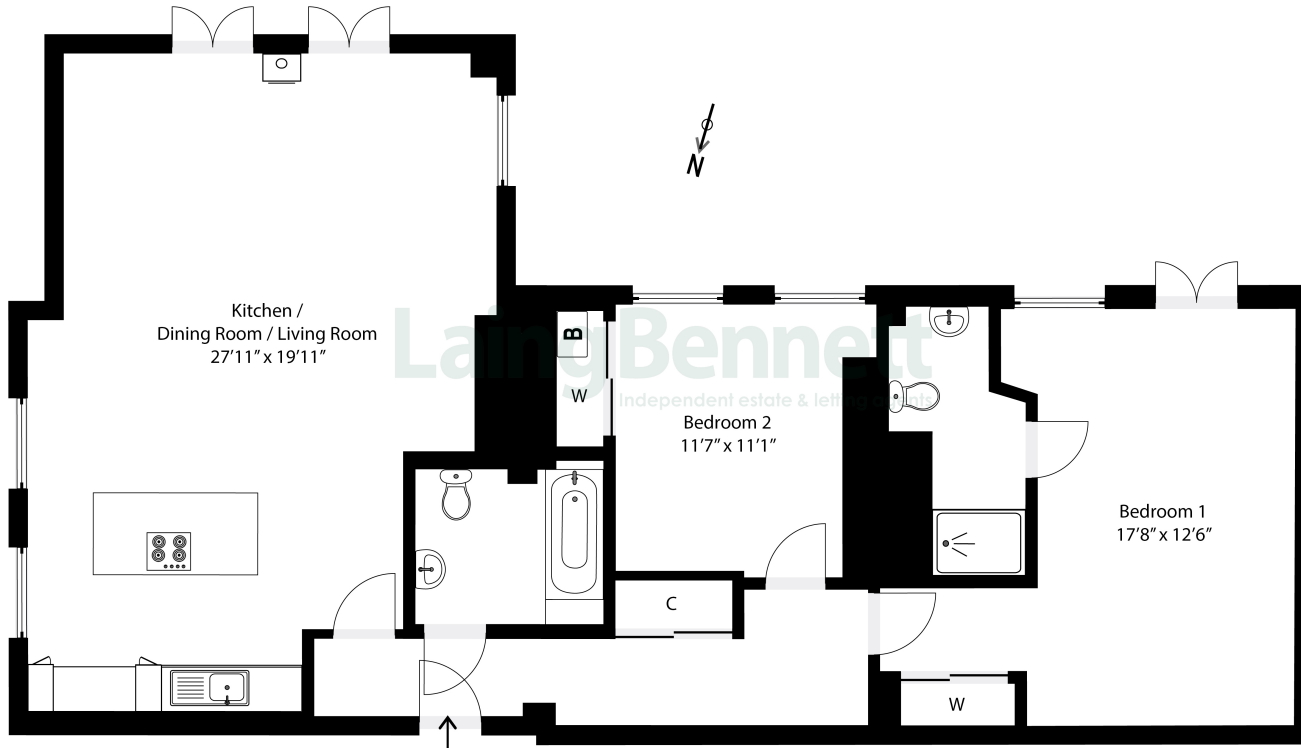


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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