

Laing Bennett
INDEPENDENT ESTATE & LETTING AGENTS

Flat 36, Number One The Leas, **Folkestone**, Kent, CT20 2DR

Guide Price £148,500

EPC RATING = C

**Sea
View**

A well appointed third floor apartment located in the centre of Folkestone with views over the English Channel and The Leas promenade. The accommodation comprises: communal entrance and lift, apartment entrance hall, living/dining room, fitted kitchen, two double bedrooms, en suite and bathroom. Access to a communal roof garden. Close to the town centre amenities and mainline high speed rail station. No forward chain. EPC RATING = C



Situation

The property is located in 'Number One The Leas' in the centre of Folkestone. The town centre offers amenities including large supermarkets, independent shops, library, primary and secondary schools and leisure facilities. Mainline railway station with High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

Communal entrance

A stylish grand entrance | Access to all floors by staircases (front and rear) or two lifts

Third floor

Communal landing

Doors to:

Flat 36

Entrance hall

Entry phone | Electric storage heater | Airing cupboard housing water cylinder | Storage cupboard | Doors to:

Living/dining room 17'0" x 13'6" (5.18m x 4.11m)

Dual aspect | Double glazed windows to the front and side with breath taking coastal views over the English Channel and Leas promenade | Two electric storage heaters | Space for dining table

Kitchen 9'9" x 7'10" (2.97m x 2.39m)

Side aspect | Double glazed window with views over The Leas, English Channel and town | Kitchen units with base units comprising cupboards and drawers work surface over incorporating sink with drainer | Space for electric slot in cooker | Space for fridge freezer and washer dryer | Part wall tiling | Glazed serving hatch providing views through the living room

Bedroom one 15'3" x 9'9" (4.65m x 2.97m)

Side aspect | Double glazed window with views over the town and The Leas | Electric heater | Door to:



En suite shower room

Low level WC | Pedestal wash hand basin | Corner shower cubicle with mains shower | Wall and floor tiling | Heated towel rail | Extractor fan | Electric fan heater

Bedroom two 9'9" x 9'8" (2.97m x 2.95m)

Side aspect | Double glazed windows with views over the English Channel and town | Electric wall heater

Bathroom

A matching suite comprising: low level WC, pedestal wash hand basin and panelled bath | Part wall tiling | Tiled flooring | Extractor fan | Electric fan heater

Communal roof garden

Located on top of the building accessed via the lift and some stairs | An open space with glazed side enclosures | Large space for communal use recently undergone refurbishment with seating areas to be added

Lease information

A 125 lease started in 1987 with approximately 96 years remaining

Service charge

This property pays 2.423% of the building expenditure as a service charge | The current service charge is £861.68 per quarterly (£3,446.72 per annum) | The service charge includes: insurance, water and sewerage charges, window maintenance and cleaning (six times a year), caretaker and lift maintenance, cleaning, repairs and contribution into a sink fund for future repairs and expenditure

Ground rent

£220 per annum

Parking options

This property does not come with parking, however we understand from the current owners that on street parking through a permit system is available for £25 per annum from Shepway District Council allowing parking on The Leas, Langhorne Gardens and Clifton Gardens | Prior Lees the neighbouring property has an underground car park which we understand there is a waiting list and the possibility of renting spaces

Council Tax Band D (Shepway District Council)

Drainage Mains drainage

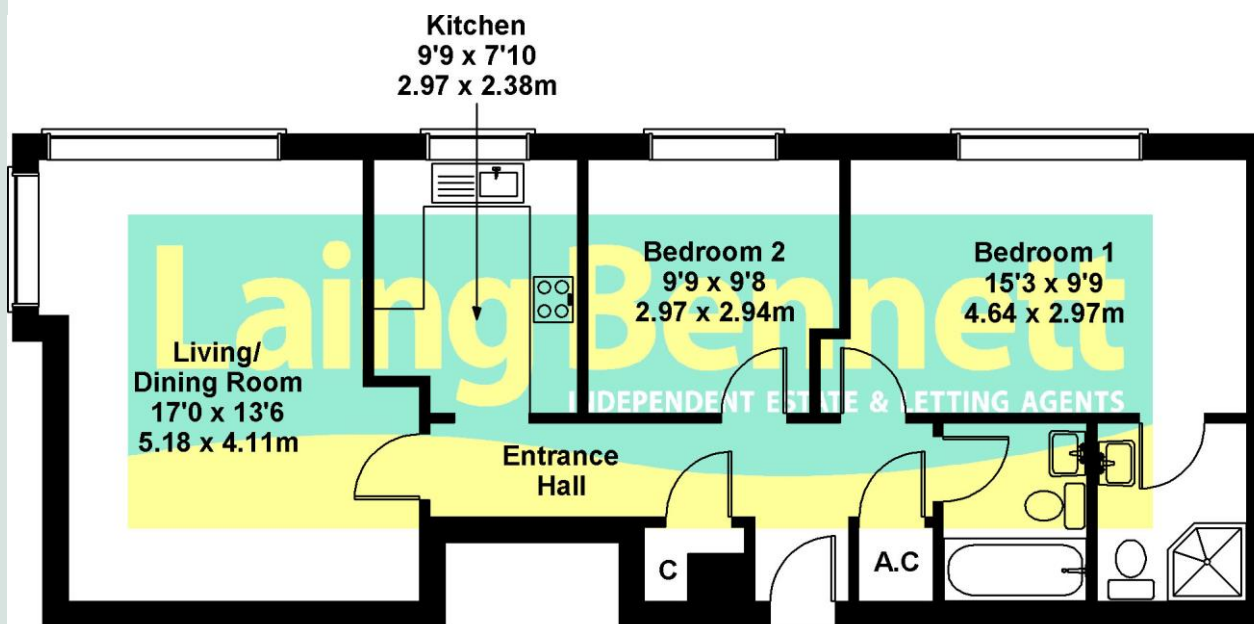
Heating Electric

Tenure Leasehold

Postcode CT20 2DR

Viewings Strictly by appointment only - Property Reference

LB2_001367



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Need to Book a Viewing?

If you would like to view this property please contact our Hythe branch on 01303 264846 or hythe@laingbennett.co.uk

Directions

For directions to this property please contact us

Hythe

01303 264846

hythe@laingbennett.co.uk

134 High Street | Hythe | Kent | CT21 5LB

www.laingbennett.co.uk



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	70
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	