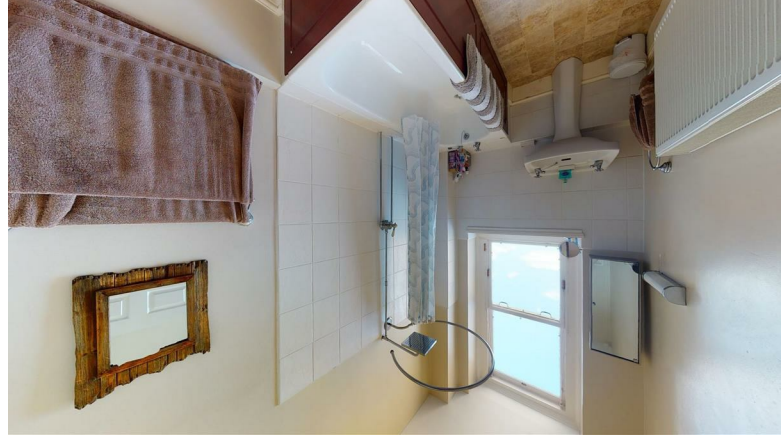
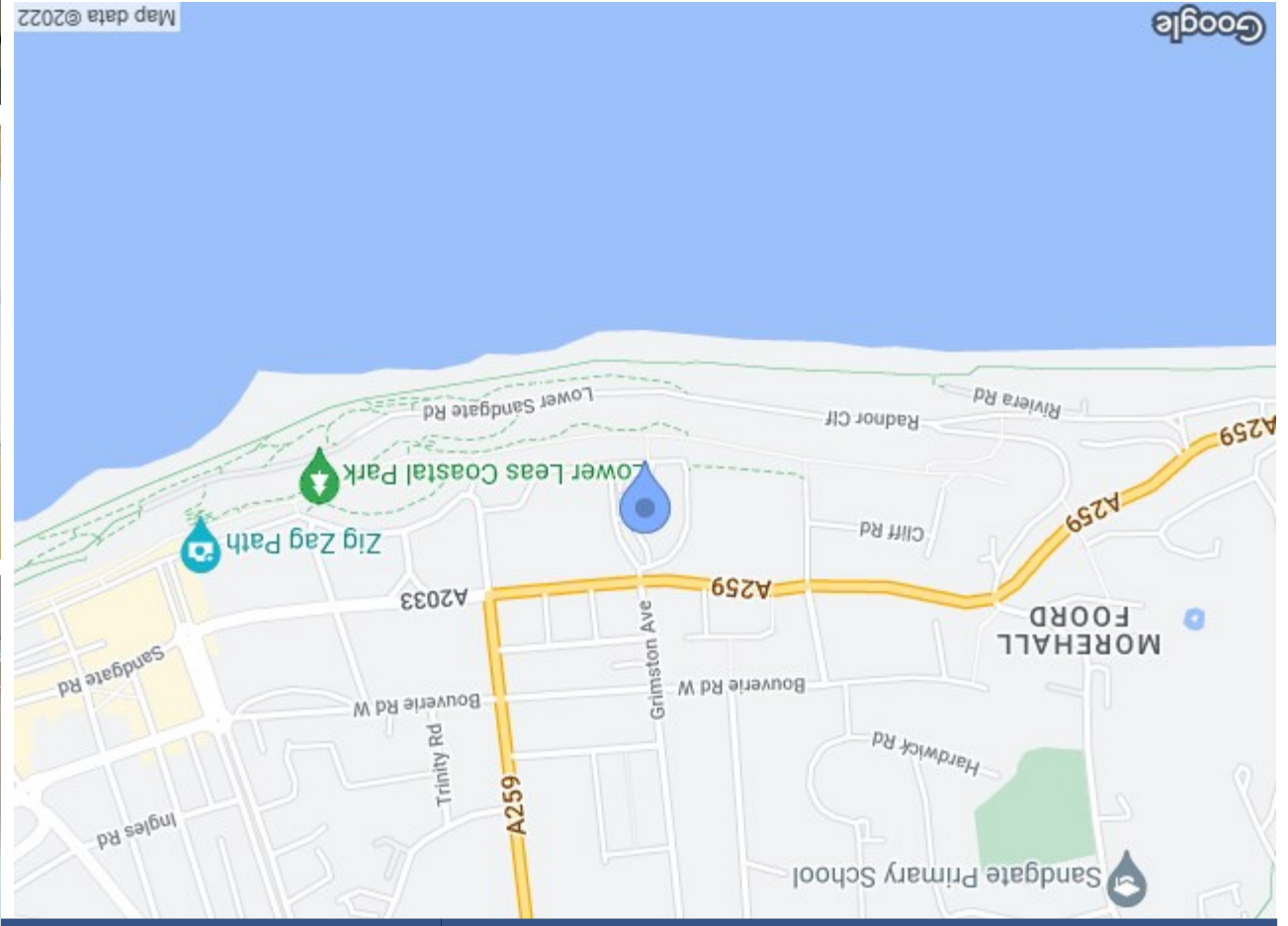


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - higher running costs	D (55-68)
Low energy efficiency - higher running costs	E (45-54)
Low energy efficiency - higher running costs	F (21-44)
Low energy efficiency - higher running costs	G (1-20)



THE LEAS FOLKESTONE

101 Sandgate Road, Folkestone, Kent, CT20 2BQ
 01303 255335 e.folkstone@milesandbarr.co.uk

miles & barr
 ...valuing people, not just property



THE LEAS
 FOLKESTONE

£300,000

- Long Lease
- Two Double Bedrooms
- Sought After Location
- Walk to Town and Sea Front
- High Speed Link to London
- Share Of Freehold
- Separate Store Room

ABOUT

LARGE APARTMENT IN SOUGHT-AFTER WEST END!
SHARE OF FREEHOLD! LONG LEASE!

MILES AND BARR are delighted to offer this large, two-bedroom flat in the West-End!

The home is a short walk to the town center and the high street is set across from the seafront and offers both great schooling at both Junior and Grammar levels as well as excellent transport links via road and train, including the high-speed link to London, making this home ideally situated for all your needs.

The home has grand and well-presented communal areas with lift service and once through your private front door, you will be welcomed by a huge entrance hall which is in excess of 30ft! As you move through the apartment you will be pleased to find a large lounge with plenty of space. There is a galley kitchen, two great-sized double bedrooms and a bathroom with a separate WC. The home benefits from a range of period features. The Metropole also offers residents a communal laundry room which offers washers and driers and also use of the immaculately kept communal gardens.

There is also a separate storeroom nearby which is great for storage needs.

MATERIAL INFORMATION

Length of lease : From 25 March 1984 to 31 March 3006

Annual ground rent amount : £60PA

Ground rent review period : TBC

Annual service charge amount : £4400PA

Service charge review period : TBC

Council tax band : C

DESCRIPTION

Entrance

Living Room 17'2 x 17'4 (5.23m x 5.28m)

Bedroom One 13'9 x 12'4 (4.19m x 3.76m)

Dining Room 7'11 x 6'5 (2.41m x 1.96m)

Bedroom Two 17'4 x 8'9 (5.28m x 2.67m)

Kitchen 6'2 x 13'6 (1.88m x 4.11m)

Bathroom 5'3 x 9'4 (1.60m x 2.84m)

Bathroom 2'11 x 6'8 (0.89m x 2.03m)

External

LOCATION

West End

Famed for its sought after and salubrious location, the West End of Folkestone is arguably the most desirable place to live. It provides an array of homes ranging from large executive styles to period apartments on the sea front and is most enjoyed for its close proximity to the sea and town and also the great train links it offers to London, allowing a commute in under an hour!

Folkestone

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

