

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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



**THE PARADE FOLKESTONE**

Energy Efficiency Rating	
Current	Potential
82	68

  

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	

101 Sandgate Road, Folkestone, Kent, CT20 2BQ  
 01303 255335 e [folkestone@milesandbarr.co.uk](mailto:folkestone@milesandbarr.co.uk)

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



**THE PARADE FOLKESTONE** **GUIDE PRICE £120,000**

- Chain Free
- New Lease
- Central Location Close To The Harbour
- Views Across The Town

## ABOUT

\*OPEN DAY SATURDAY THE 3RD OF SEPTEMBER - BY APPOINTMENT ONLY\*

ONE BEDROOM FLAT JUST 500ft FROM THE HARBOUR WITH VIEWS!

This property would suit a range of buyers; an ideal first home, great rental or even weekend retreat by the sea. It is ideally located on a quiet residential street in the heart of Folkestone with no through traffic and permit parking for local residents. At the end of the road are the "Parade Steps" which lead down to the harbour with its wide range of independent bars & restaurants. If you turn right out of the property you can enjoy The Old High Street with mix of shops, cafe's and art galleries.

Inside, the property is positioned on the top floor. The accommodation comprises of a good sized kitchen, large lounge / diner, double bedroom and a bathroom. The property is a great size throughout and ready for a new owner to move in a make their own. Further benefits include a share of freehold and long lease. Offered to the market with no onward chain.

### MATERIAL INFORMATION

Length of lease : 999  
 Annual ground rent amount : N/A  
 Ground rent review period : N/A  
 Annual service charge amount : £668  
 Service charge review period : YEARLY  
 Council tax band : A

## DESCRIPTION

Third Floor

Entrance Hall

Lounge / Diner 14'5 x 13'1 (4.39m x 3.99m)

Kitchen 10'10 x 5'3 (3.30m x 1.60m)

Bedroom 10'11 x 10'4 (3.33m x 3.15m)

Bathroom 7'1 x 5'8 (2.16m x 1.73m)

## LOCATION

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.

