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No 1 The Leas

No 1, The Leas, Folkestone, CT20 2DR
Guide Price £220,000



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Folkestone, CT20 2DR

Situated on the famous Leas Promenade, this 4th floor, 2 bedroom apartment enjoys spectacular views across the English Channel, Folkestone's Harbour Arm and along the coast towards the White Cliff's and Dover harbour in the distance. This well presented apartment offers 2 double bedrooms, (one with an en-suite shower room/W.C.), a double aspect living/dining room, kitchen and bathroom. The apartment offers a delightful blend of modern living with stunning coastal views and is perfect for those seeking comfort and convenience.

As you enter the apartment, you are greeted by a bright and airy reception room that boasts panoramic views over the English Channel, the beach, and the picturesque Harbour Arm. The large windows allow natural light to flood the space, creating a warm and inviting atmosphere.

The property also features a communal roof terrace, with breath-taking views across the English Channel and across the town to the North Downs in the distance. For added convenience, the building is equipped with two passenger lifts, ensuring easy access to your new home.

This apartment is not just a place to live; it is a lifestyle choice, offering the perfect balance of coastal charm and modern amenities. Whether you are looking for a permanent residence or a holiday retreat, this property is sure to impress. Don't miss the opportunity to make this stunning apartment your new home and is being offered for sale with No Onward Chain.





Full description

Hallway

Kitchen

Living Room

Bedroom 1

Bedroom 2

7'10" x 11'9" (2.41 x 3.59)

22'10" x 23'2" (6.98 x 7.07)

15'3" x 11'6" (4.67 x 3.51)

10'11" x 11'4" (3.34 x 3.46)

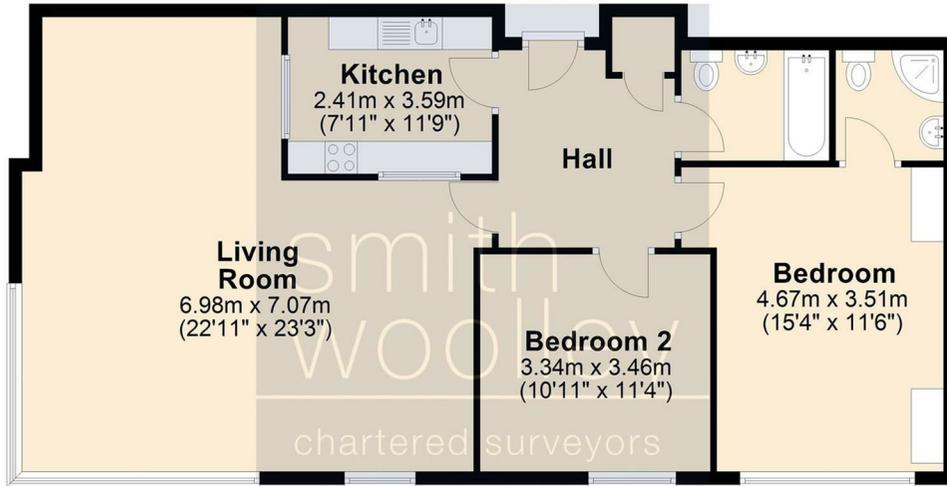
- NO CHAIN
- Two bedrooms
- Stunning sea views
- Communal roof terrace
- Town centre location





Fourth Floor

Approx. 94.8 sq. metres (1020.4 sq. feet)



Total area: approx. 94.8 sq. metres (1020.4 sq. feet)

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 69 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.