



30, Carlton Leas, Folkestone, CT20 2DJ
Guide Price £450,000

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Folkestone, CT20 2DJ***No Chain***

This lovely 2 bedroom, second floor apartment is situated in a highly desirable location on the Leas Promenade, enjoying panoramic sea views. The apartment also benefits from a reception room leading onto the balcony, fitted kitchen, en-suite bathroom, and a secure underground parking space as well as space in the rear surface car park. There is also lift access to each floor and Entryphone system.

The block benefits from the services of a caretaker and is situated a pleasant few minutes' walk to the town centre, as well as direct access to the Leas Promenade.

Communications are excellent with access to the continent via the Channel Tunnel terminal at Cheriton, or Dover harbour. The M20 motorway is a short drive away leading to London and the M25 orbital. The high speed rail link with a journey time of under an hour to London St Pancras is nearby, together with rail services to Ashford and London Charing Cross.





Full Description

[HALLWAY](#)

[KITCHEN](#)

[SITTING ROOM](#)

[BEDROOM 1](#)

[EN-SUITE](#)

[BEDROOM 2](#)

[FAMILY BATHROOM](#)

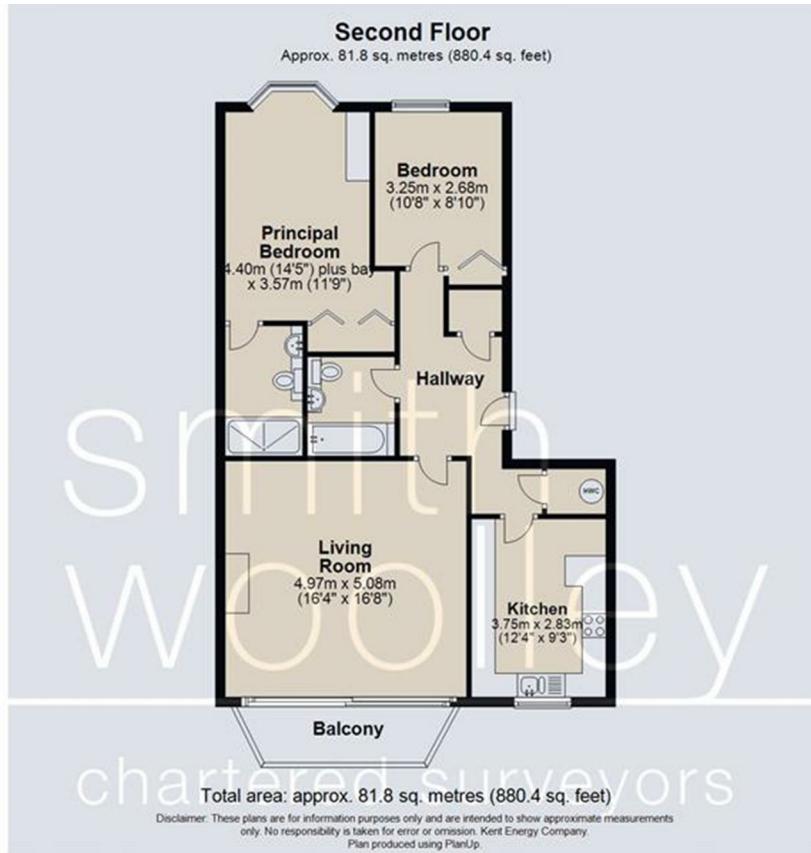
[PARKING](#)

- Fantastic sea views across the English Channel
- 2 double bedrooms
- South facing balcony
- Excellent access to local, national and international transport links
- Secure parking





Floor Plans (*Additional floors may be continued on further brochure pages)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.