smith woolley

chartered surveyors

37, Carlton Leas, Folkestone, CT20 2DJ

Guide Price £389,000

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Smith Woolley are delighted to bring to the market this well presented, ground floor apartment enjoying lovely southerly views across the English Channel towards France, as well as the attractive lawns and gardens of the famous Leas Cliff Promenade with its beautiful cliff top walks.

This delightful property benefits from a reception room with double glazed sliding patio doors giving access to a spacious south facing sun terrace where you can sit enjoying the lovely views across the Channel and Promenade. The well-fitted kitchen has internal glass windows overlooking the reception room. There are also 2 bedrooms, one with an en-suite shower/w.c., and a family bathroom.

The apartment benefits from uPVC double glazing throughout, modern electric heating, a video entry phone system and an allocated parking space located at the rear of the property.

Situated on the Leas promenade, Carlton Leas itself is just a few minutes walk from the town centre with its variety of shops and supermarkets. There is also easy access to Folkestone's bustling Harbour Arm with its many bars, coffee shops and eateries. Communications are excellent with access to the continent via the Channel Tunnel terminal at Cheriton, or via Dover harbour. The M20 motorway is a short drive away leading to London and the M25 orbital, and Folkestone Central Train station with its the high speed rail link with a journey time to London St Pancras of less than 1 hour is also within easy access.

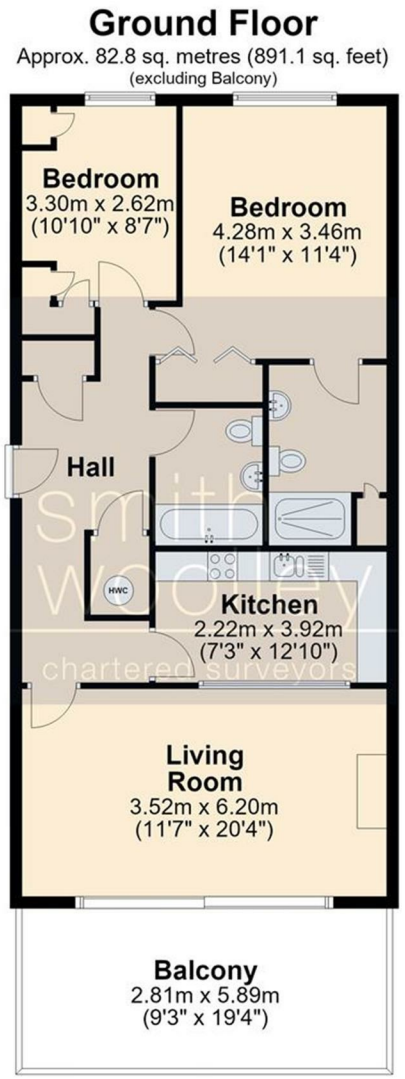
Offered for sale with NO CHAIN, don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing and discover the endless possibilities that this property has to offer.

Lease: Approx. 78 years remaining
Service charge: £3785.76 annually (paid quarterly)
Ground rent: £300 annually

Full description	
Entrance Hall	
Living Room	11'6" x 20'4" (3.52 x 6.20)
Kitchen	7'3" x 12'10" (2.22 x 3.92)
Bedroom 1	14'0" x 11'4" (4.28 x 3.46)
En-suite	
Bedroom 2	10'9" x 8'7" (3.30 x 2.62)
Bathroom	
Sun Terrace/Balcony	9'2" x 19'3" (2.8 x 5.89)
Parking	

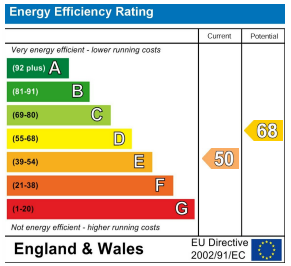
- *NO CHAIN*
- Views overlooking the English Channel
- 2 double bedrooms
- Family bathroom and en-suite
- Sun Terrace
- Highly desirable location

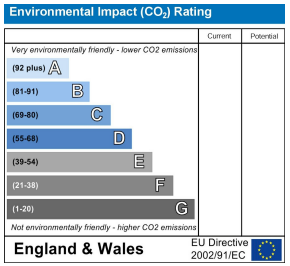
Floor Plans (*Additional floors may be continued on further brochure pages)



Total area: approx. 82.8 sq. metres (891.1 sq. feet)

EPC





Viewing

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

43 Castle Hill Avenue, Folkestone, Kent, CT20 2RB
Tel: 01303 226622 Email: enquiries@smithwoolley.com https://www.smithwoolley.com

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.