



# H. WALD & CO

Chartered Valuation Surveyors & Estate Agents

## For Sale

### **The Turrets, 13 Wear Bay Crescent, Folkestone, Kent, CT19 6AX**

AN IMPOSING DETACHED CORNER HOUSE FREEHOLD  
INVESTMENT PROVIDING THREE STYLISH AND RECENTLY FULLY  
REFURBISHED ONE BEDROOM APARTMENTS



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GROUND FLOOR APARTMENT WITH GARDEN & GARAGE  
QUALITY KITCHENS & BATHROOMS TO ALL APARTMENTS  
FEATURE 5-SIDED BAY WINDOWS WITH SOME SEA GLIMPSES  
GROSS INCOME FULLY LET APPROXIMATELY £21,240 PER ANNUM  
GAS CENTRAL HEATING & UPVC REPLACEMENT WINDOWS

## **£395,000 Freehold**

HW0310168024



Kim A Clinch BSc, FRICS

## **The Turrets, 13 Wear Bay Crescent, Folkestone, Kent CT19 6AX**

This distinctive corner bay fronted turn of the Century detached house is situated in a sought after East Cliff location above Folkestone harbour and about one mile from the town centre.

The property has been carefully and stylishly refurbished throughout in recent years to provide three apartments which are now fully let producing an investment income of £21,240 per annum.

The ground floor apartment currently let at £695 PCM comprises:-

<b>PORCH &amp; COMMUNAL HALLWAY ENTRANCE HALL</b>	With panelled front door to:-  Having door entry phone, original coved ceiling, high level meter cupboard, radiator.
<b>UNDERSTAIRS UTILITY SPACE</b>	Having radiator, gas meter, double power point and plumbing for washing machine.
<b>LIVING ROOM</b>	<i>14'0" x 12'9" plus 5-sided bay window (4.27m x 3.89m)</i> A very pleasant room having an attractive carved hardwood fireplace surround with marble effect inset, original cornice ceiling, 3 double power points, telephone point, fully carpeted, some sea glimpses from the bay window, 2 radiators.
<b>FITTED KITCHEN/DINER</b>	
<b>KITCHEN PORTION</b>	<i>12'6" x 12'0" (3.81m x 3.66m)</i> Having laminate flooring extending through to diner, attractive range of cupboards and drawers to two sides under wood effect worktops and incorporating single drainer stainless steel sink and mixer tap, matching range of wall cupboards, gas hob and extractor hood, electric oven, space and plumbing for dishwasher, attractive tiled splashbacks, 3 double power points, space for fridge/freezer, open plan through to:-
<b>DINER PORTION</b>	<i>9'5" x 6'10" (2.87m x 2.08m)</i> Having radiator, UPVC double glazed doors with outside panels leading through to rear deck and walled garden area, walk-in cupboard housing Worcester gas combination boiler, power point and shelves.
<b>BEDROOM</b>	<i>20'6" x 11'9" (6.25m x 3.58m)</i> A particularly spacious room having two recessed double wardrobe cupboards, 2 radiators, 3/4 depth window to front, moulded skirting and cornice ceiling, 4 double power points.
<b>LUXURY BATHROOM/SHOWER/W.C.</b>	Having tiled floor, white panelled bath with shower attachment, corner tiled shower cubicle, low level w.c, basin, shaver point, extractor fan, heated towel rail.
<b>OUTSIDE</b>	Open plan lawned front garden area at two levels, enclosed rear garden/patio area with decking.
<b>GARAGE</b>	In court to rear.

**The Turrets .....**

The first and second floor apartments are also one bedroom, appointed to a similar style to the ground floor and are currently let out on Assured Shorthold Tenancies at £550 and £525 PCM respectively.



**VIEWING BY APPOINTMENT WITH AGENTS H.WALD & CO**

**OPENING HOURS: Monday - Friday 9.00 - 5.30, Saturday 9.00 - 3.00**

**Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.**