



# H. WALD & CO

Chartered Valuation Surveyors & Estate Agents

## For Sale

### Flat 5, 207 Sandgate Road, Folkestone, Kent CT20 2HT

AN EXCEPTIONALLY WELL APPOINTED AND LOCATED TWO BEDROOM FIRST FLOOR APARTMENT WITH LOVELY SOUTH FACING OUTLOOK OVER GARDENS TOWARDS THE COAST



Mail  
102 Sandgate Road,  
Folkestone, Kent  
CT20 2BW

Tel  
01303 212020

email  
sales@hwald.co.uk

Web  
www.hwald.co.uk

Residential Lettings &  
Property Management

Tel  
01303 212025

- ENTRANCE HALL
- IMPRESSIVE 18' LIVING ROOM
- SHAKER STYLE FITTED KITCHEN
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/W.C
- SECOND BEDROOM
- BATHROOM/W.C.
- GARAGE
- GAS CENTRAL HEATING
- ATTRACTIVE COMMUNAL AREAS
- SHARED LARGE REAR GARDEN
- NO CHAIN

**£239,000 Leasehold with share of Freehold**

HW1004178425



Kim A Clinch BSc, FRICS

## Flat 5, 207 Sandgate Road, Folkestone, Kent CT20 2HT

This very stylishly presented apartment is situated on the first floor to the south facing rear of a most impressive Victorian detached house conversion, which in particular benefits from direct rear access to Terlingham Gardens which in turn leads on to The Leas Promenade. Folkestone town centre is just over a mile level walking distance as are high speed rail services for Ashford and London (57 minutes).

The apartment has undergone considerable refurbishment in recent years including new shaker style kitchen and quality new bathroom and internal viewing is highly recommended to appreciate the standard of accommodation on offer. The apartment also benefits from a single garage also providing good storage space.

A most impressive Communal Entrance Hallway and balustraded staircase leads up to first floor level and with solid front door to:-

**ENTRANCE HALLWAY** Having attractive laminate flooring and with doors leading through to Living Room, Bedrooms and Bathroom, entry phone system, radiator, useful built-in cupboard.

**LIVING ROOM** *18' x 17'10" (5.49m x 5.44m)*  
Having wide sash windows with south facing outlook to the beautiful communal rear gardens and towards Terlingham Gardens and The Leas Promenade, two radiators, feature fireplace surround, moulded cornicing, dining area if required. Door through to:-

**FITTED KITCHEN** *13'4" x 9'1" (4.06m x 2.77m)*  
Newly installed shaker style cream cupboard and drawer units to three sides and matching range of wall cupboards, integrated dishwasher, washing machine/dryer, Hotpoint double oven/grill and 4 ring ceramic hob, wine chiller, feature Belfast sink, separate cupboard area housing wall mounted Potterton boiler, pan drawer and cutlery drawer, two carousel units, attractive tiled splashbacks, electric tower with bluetooth, stripped wooden floor, radiator, outlook to gardens, feature pelmet lighting and floor lights, four inset spotlights.

**MASTER BEDROOM** *14'8" x 14' (4.24m x 3.94m)*  
Having deep sash windows to front with secondary double glazing, radiator, two glazed built-in wardrobe cupboards with further centre door leading through to:-

**EN-SUITE SHOWER ROOM/W.C.** An internal room with newly fitted power shower cubicle and Mira platinum digital shower, wash hand basin set in a vanity unit with space for mirror over and cupboards under, low level W.C., ladder radiator, ceramic tiling, extractor fan, spotlights.

**BEDROOM TWO** *13'7" x 8'6" (4.11m x 2.59m)*  
Having laminate flooring and sash window to side, radiator.

**BATHROOM/W.C.** *8'4" x 6'3" (2.54m x 1.91m)*  
An internal room newly fitted and comprising white freestanding bath with mixer tap and shower attachment, pedestal basin, low level W.C., half tiled walls, spotlights, fitted towel rail/radiator, extractor fan, shaver point.

**F5, 207 Sandgate Road .....**

**GARAGE**

*16'2" x 8'10" (4.93m x 2.69m)*

To the right hand side of the building there are two garages, the one furthest to the right belongs to Flat 5 having up-and-over door and providing good storage space.

**COMMUNAL GARDEN**

The very well maintained south facing rear garden is a delightful feature mainly laid to lawn with borders, bushes and shrubs and which is for the sole use of the residence of 207 Sandgate Road and with access directly on to Terlingham Gardens. There is a communal bike shed.

**LEASE**

99 years from 24 October 1994 to include share of freehold.

**MAINTENANCE CHARGE**

Approximately £2,000 per annum.

**COUNCIL TAX**

Band B.

**AGENT'S NOTE**

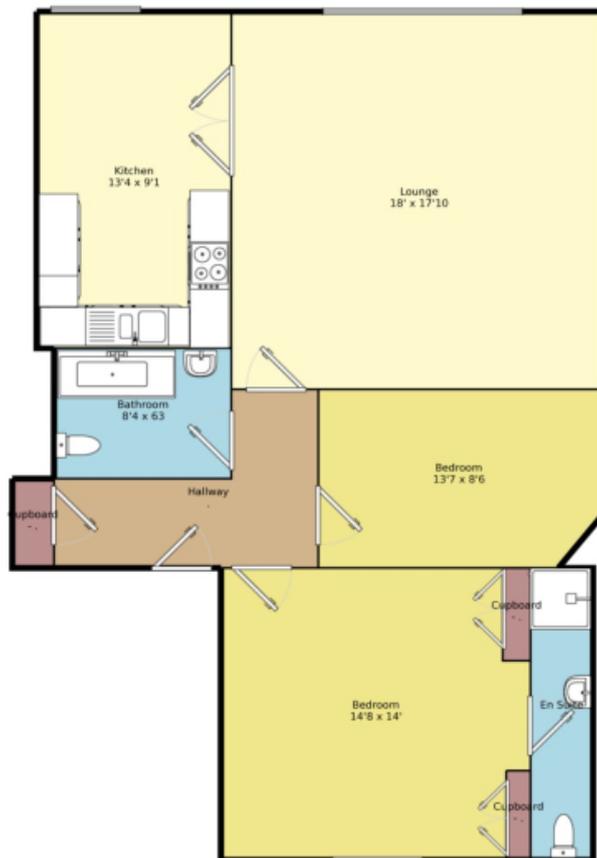
We have been advised by our client that the principle of a new extended lease has been agreed amongst the freeholders and would be available to the purchaser after completion at little expense.



**F5, 207 Sandgate Road .....**



Ground Floor  
Floor Size: 88.8 m<sup>2</sup>, 956.3 ft<sup>2</sup>



Measurements are approximate. Not to scale. For illustrative purposes only.

**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.

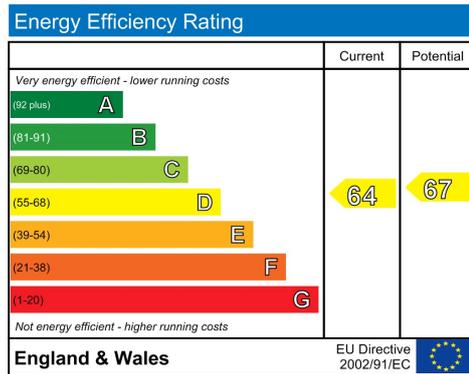
# Energy Performance Certificate



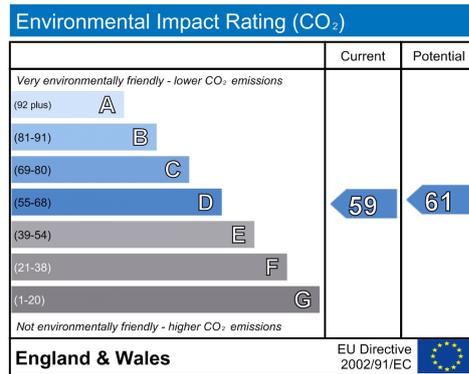
Flat 5 207 Sandgate Road  
FOLKESTONE  
Kent  
CT20 2HT

Dwelling type: Mid-floor flat  
Date of assessment: 06 March 2009  
Date of certificate: 07 March 2009  
Reference number: 0968-3045-6207-5581-8044  
Total floor area: 96 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	270 kWh/m <sup>2</sup> per year	253 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.3 tonnes per year	4.1 tonnes per year
Lighting	£91 per year	£48 per year
Heating	£579 per year	£566 per year
Hot water	£102 per year	£102 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.  
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)