



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents

For Sale

Flat 1 Julian Court, Julian Road, Folkestone, Kent CT19 5HP

A WELL LOCATED AND PURPOSE BUILT GROUND FLOOR
APARTMENT WITH EXCLUSIVE REAR PATIO GARDEN AND
GARAGE



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- ENTRANCE HALL
- LOUNGE/DINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM/W.C.
- SHELTERED REAR PATIO GARDEN
- GARAGE IN BLOCK
- GAS CENTRAL HEATING
- UPVC REPLACEMENT DOUBLE GLAZING
- SMALL FRONT BALCONY

£188,000 Leasehold

HW2804178435



Kim A Clinch BSc, FRICS

Flat 1 Julian Court, Julian Road, Folkestone, Kent CT19 5HP

This rarely available purpose built ground floor apartment with garage and garden is situated in a well regarded residential location close to Radnor Park and the leisure centre and within a few minutes walking distance of high speed rail services for Ashford and London (57 minutes). Folkestone town centre and The Leas promenade are less than one mile level walking distance.

Julian Court is a small select block of six apartments built in the 1960's and with an attractive communal front garden area and side driveway to garage court to rear.

The accommodation comprises:-

Communal front door with door entry phone to:-

COMMUNAL HALL AREA Panelled hardwood front door to:-

ENTRANCE HALL Leading to all rooms and having laminate flooring which extends through to kitchen and bathroom, built-in cupboard with gas and electricity meters and shelving, additional built-in cupboard with lighting and radiator, door entry phone, radiator, additional narrow double cupboard, obscure glazed door and screen to:-

LOUNGE/DINING ROOM *16'0" x 15'0" max into square bay 12'9" min (4.88m x 4.57m)*
A very comfortable room having feature pine fireplace surround with gas log effect fire, coved ceiling, 2 radiators (1 electric), serving hatch to kitchen, UPVC French doors from dining area to:-

COVERED BALCONY Having glazed side screen, tiled floor and easy level access to communal front garden area.

KITCHEN *10'3" x 7'0" (3.12m x 2.13m)*
Having good range of decorative white cupboards and drawers to 3 sides and with 6 matching wall cupboards, single drainer sink and mixer tap, plumbing for washing machine, attractive tiled splashbacks, 5 double power points, space for fridge/freezer, space for gas cooker, wall mounted Worcester gas boiler for central heating system.

BEDROOM ONE (Rear) *15'6" x 10'6" (4.72m x 3.20m)*
Having 2 radiators, full width range of 2 built-in wardrobe cupboards with centre basin and range of high level cupboards above, coved ceiling, French UPVC doors to rear patio garden area.

BEDROOM TWO *10'2" x 9'0" plus door recess (3.10m x 2.74m)*
Having fitted double wardrobe with sliding doors, radiator, window overlooking rear garden.

BATHROOM/W.C. Fully tiled with white panelled bath with Mira power shower fitment and folding side screen, low level w.c, basin in vanity surround, vinyl floor, radiator, feature wall cupboard incorporating mirror and with lighting above, radiator, spotlight cluster, fitted cupboard.

OUTSIDE The fully enclosed south and east facing rear exclusive garden area is an excellent feature mostly decked and with mature borders and shrubs behind high fencing and with secure gate leading to GARAGE COURT.

1 Julian Court.....

GARAGE IN BLOCK 16'10" x 9'0" (5.13m x 2.74m)
(Nearest flat) Having up and over door, power and light.

LEASE 934 year lease.

SERVICE CHARGE £282.50 per half yearly.

GROUND RENT £65 per annum.

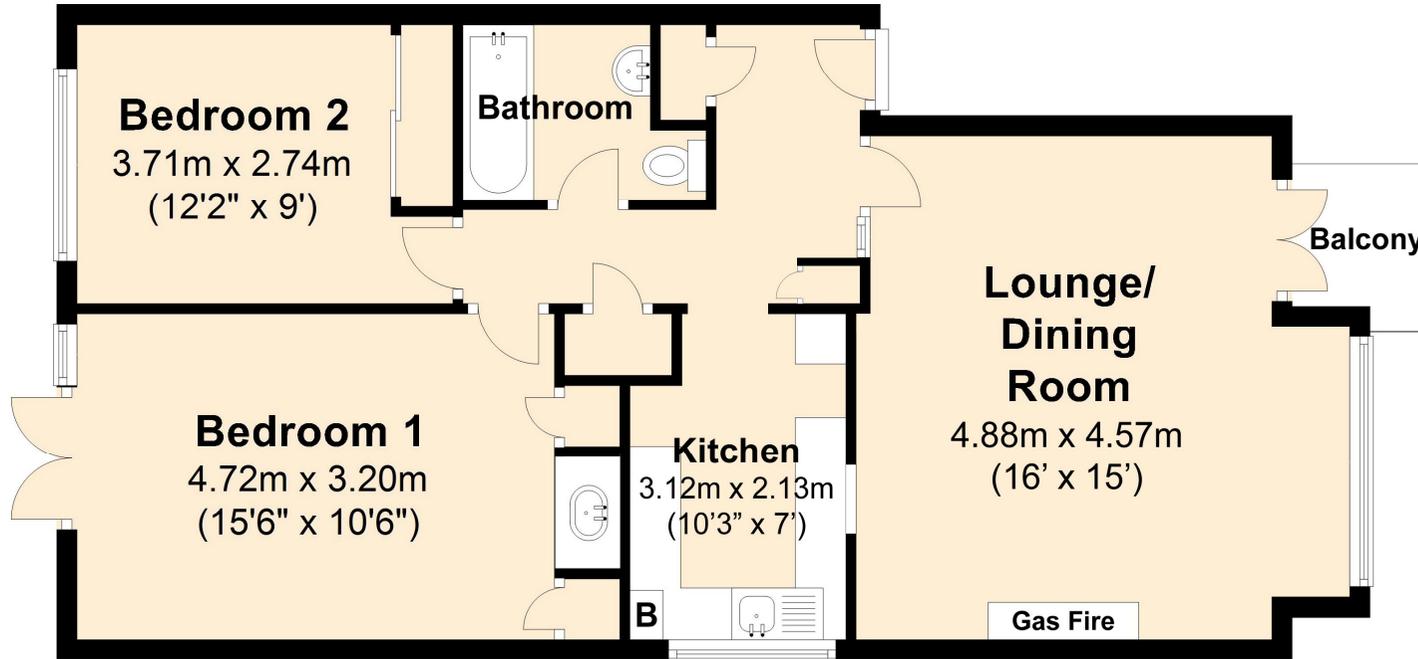


VIEWING BY APPOINTMENT WITH AGENTS H.WALD & CO
OPENING HOURS: Monday - Friday 9.00 - 5.30, Saturday 9.00 - 3.00

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.

Ground Floor

Approx. 68.9 sq. metres (741.2 sq. feet)



Total area: approx. 68.9 sq. metres (741.2 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property

Energy Performance Certificate

Flat 1 Julian Court, Julian Road, FOLKESTONE, CT19 5HP

Dwelling type: Ground-floor flat
Date of assessment: 03 May 2017
Date of certificate: 03 May 2017

Reference number: 0578-5046-7225-1133-1980
Type of assessment: RdSAP, existing dwelling
Total floor area: 47 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

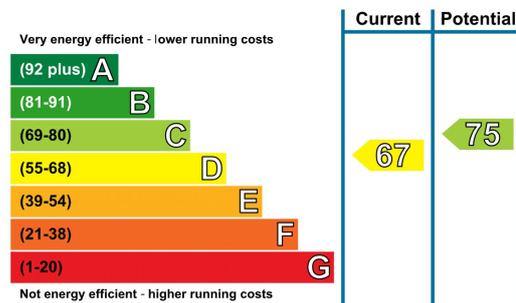
| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 1,629 |
| Over 3 years you could save | £ 405 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|--------------------|---|
| Lighting | £ 102 over 3 years | £ 102 over 3 years |  |
| Heating | £ 1,257 over 3 years | £ 852 over 3 years | |
| Hot Water | £ 270 over 3 years | £ 270 over 3 years | |
| Totals | £ 1,629 | £ 1,224 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|--------------------------------------|-----------------|------------------------------|---|
| 1 Cavity wall insulation | £500 - £1,500 | £ 246 |  |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £ 162 |  |

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.