



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



FLAT 6, PRIORS LEES, THE LEAS, FOLKESTONE

£290,000 Leasehold

**A THREE BEDROOM PURPOSE BUILT MAISONNETTE IN
PRIME SEAFRONT LOCATION**

NO CHAIN

HW0103188482



Mail
102 Sandgate Road,
Folkestone, Kent
CT20 2BW

Tel
01303 212020



Web
www.hwald.co.uk



email
sales@hwald.co.uk



Residential Lettings &
Property Management

Tel
01303 212025

Kim A Clinch BSc, FRICS

Flat 6, Priors Lees, The Leas, Folkestone CT20 2DR

**IMPRESSIVE OPEN PLAN LIVING ROOM WITH COVERED BALCONY
OFF, DINING ROOM, KITCHEN, REAR LOBBY & CLOAKROOM,
BEDROOM ONE WITH JULIETTE BALCONY AND EN-SUITE
BATHROOM, BEDROOM TWO WITH EN-SUITE SHOWER ROOM,
THIRD BEDROOM, BATHROOM/W.C., SEPARATE W.C.,
UNDERGROUND DOUBLE PARKING SPACE, GAS CENTRAL
HEATING, UPVC REPLACEMENT DOUBLE GLAZING, LIFT SERVICE,
LONG LEASE**

Description

This excellent seafont purpose built maisonette opportunity is situated on the second and third floors of Priors Lees, a 1970's built block of apartments fronting The Leas promenade, near the town centre and benefiting from exceptional, south facing channel views and towards Folkestone Harbour. High Speed rail services to Ashford and London are within half mile level walking distance.

The maisonette now offers worthwhile potential for the remodernisation now required and the accommodation comprises:-

Secured entrance with door entry phone system, communal stairs to second floor level with storage cupboard, front door to:-

ENTRANCE HALL

Open plan through to:-

SITTING ROOM 16'7" x 13'2" max. (5.06m x 4.00m)

Having door entry phone, three radiators in total, open plan staircase to third floor level, fully carpeted, full width UPVC sliding doors.

COVERED BALCONY

With folding canopy, tiled floor, exceptional south facing views to The Channel and Folkestone Harbour area and along The Leas promenade.

DINING ROOM (Rear) 13'2" x 10'6" (4.00m x 3.19m)

Having radiator, UPVC double glazed and secondary double glazed windows, sliding obscure glazed through to

REAR LOBBY

Leading to the Cloakroom and having UPVC stable door to rear covered walkway leading to lift.

CLOAKROOM

Having low level WC, wash hand basin and Potterton gas boiler cupboard off.

KITCHEN 10'1" x 7'1" (3.06m x 2.15m)

Fully tiled and having a range of rolled worktops with cupboards and drawers to three sides and with sliding glazed serving hatch to both living room and dining room areas, single drainer sink and mixer tap, inset spotlights, Bosch double oven, Scholtes electric hob and extractor hood over, fully tiled walls, two double power points and cooker point, tiled floor and plumbing for washing machine.

Stairs to:-

TOP FLOOR LANDING

With sapele doors to all rooms and skylight windows.

MASTER BEDROOM ONE (Front) 17'3" x 10'8" (5.26m x 3.25m)

Having a range of fitted mirror fronted wardrobes and further range of drawers, radiator, full width UPVC double glazed patio doors to "juliette" balcony with panoramic Channel views.

EN-SUITE BATHROOM

Having coloured suite, comprising panelled bath with gold plated mixer tap and shower attachment, pedestal basin, heated towel rail and fully tiled walls. (Please note the tap to the sink requires repair).

BEDROOM TWO (Rear) 10'2" x 9'9" (3.10m x 2.96m)

Having radiator, UPVC replacement and secondary double glazed window, fitted wardrobe with mirrored doors.

EN-SUITE SHOWER ROOM

Fully tiled and having shower cubicle, louvered cupboard, basin in tiled surround with cupboards under and shaver point.

BEDROOM THREE (Rear) 12'2" x 6'8" (3.70m x 2.04m)

Having UPVC replacement and secondary double glazed window, radiator, vanity basin and fitted wardrobe cupboard, airing cupboard with hot water tank and immersion heater

BATHROOM/W.C.

Fully tiled and having coloured disabled bath with mixer tap and shower attachment, pedestal basin, low level W.C., heated towel rail, shaver point, skylight window.

SEPARATE W.C.

Having low level suite and skylight window.

OUTSIDE

Underground double sized parking space (No. 10). There is also a communal services cupboard in the underground parking area.

LEASE

It is understood that the flat is held on a long lease until 2161 at a peppercorn ground rent.

SERVICE CHARGE

Approx £1200 per annum plus an additional £777.50 per annum for the lifts fund.

COUNCIL TAX

Band E.

Tenure Leasehold

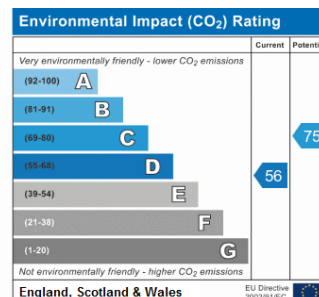
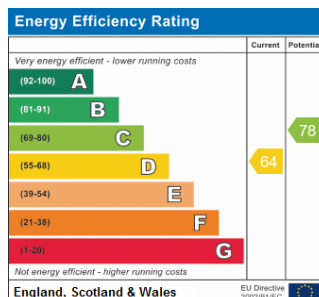
Postcode CT20 2DR

Viewings Strictly by appointment only -
Property Reference HWALD_008482

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



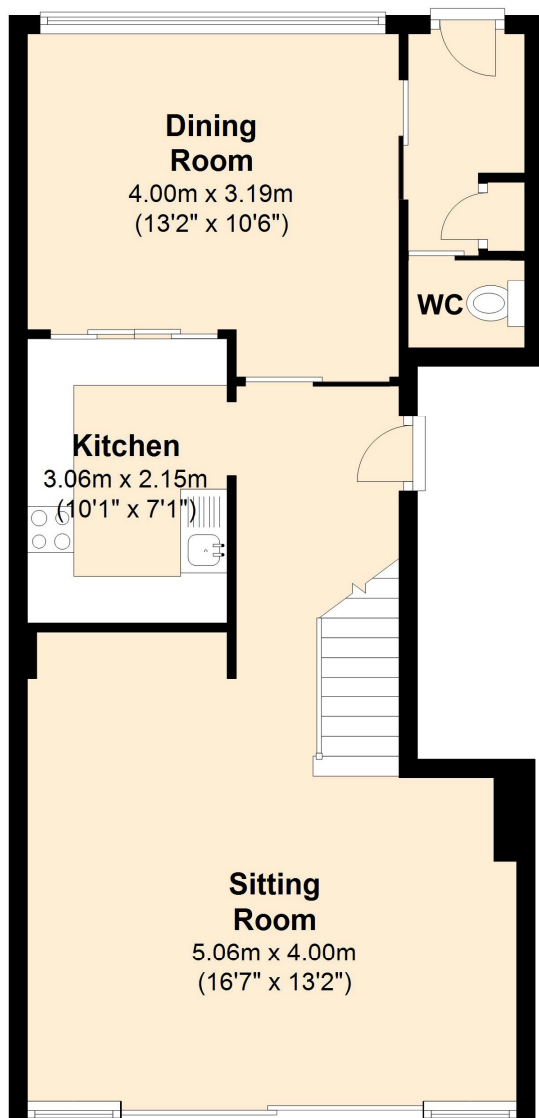






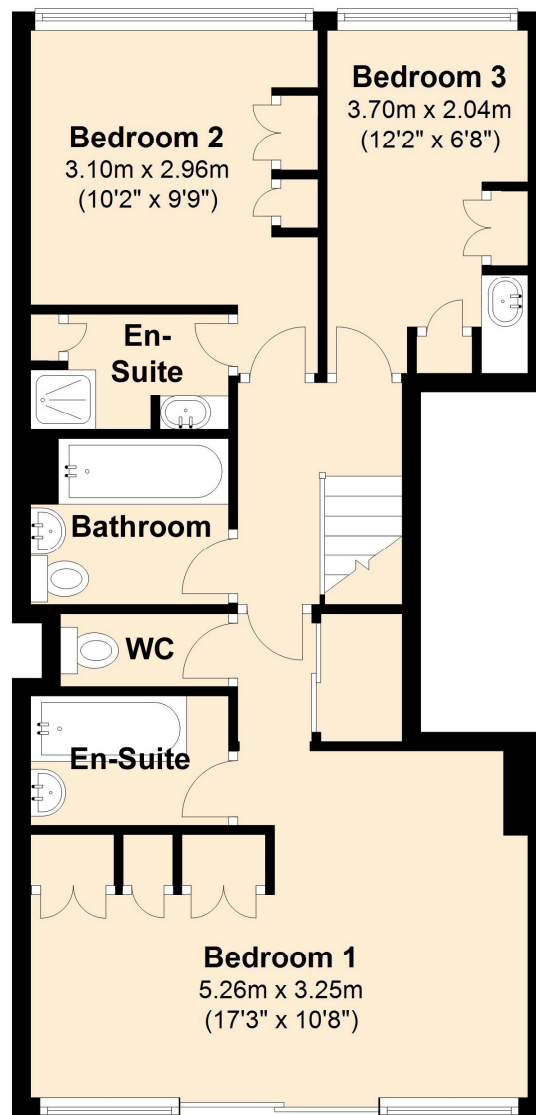
Ground Floor

Approx. 55.1 sq. metres (593.1 sq. feet)



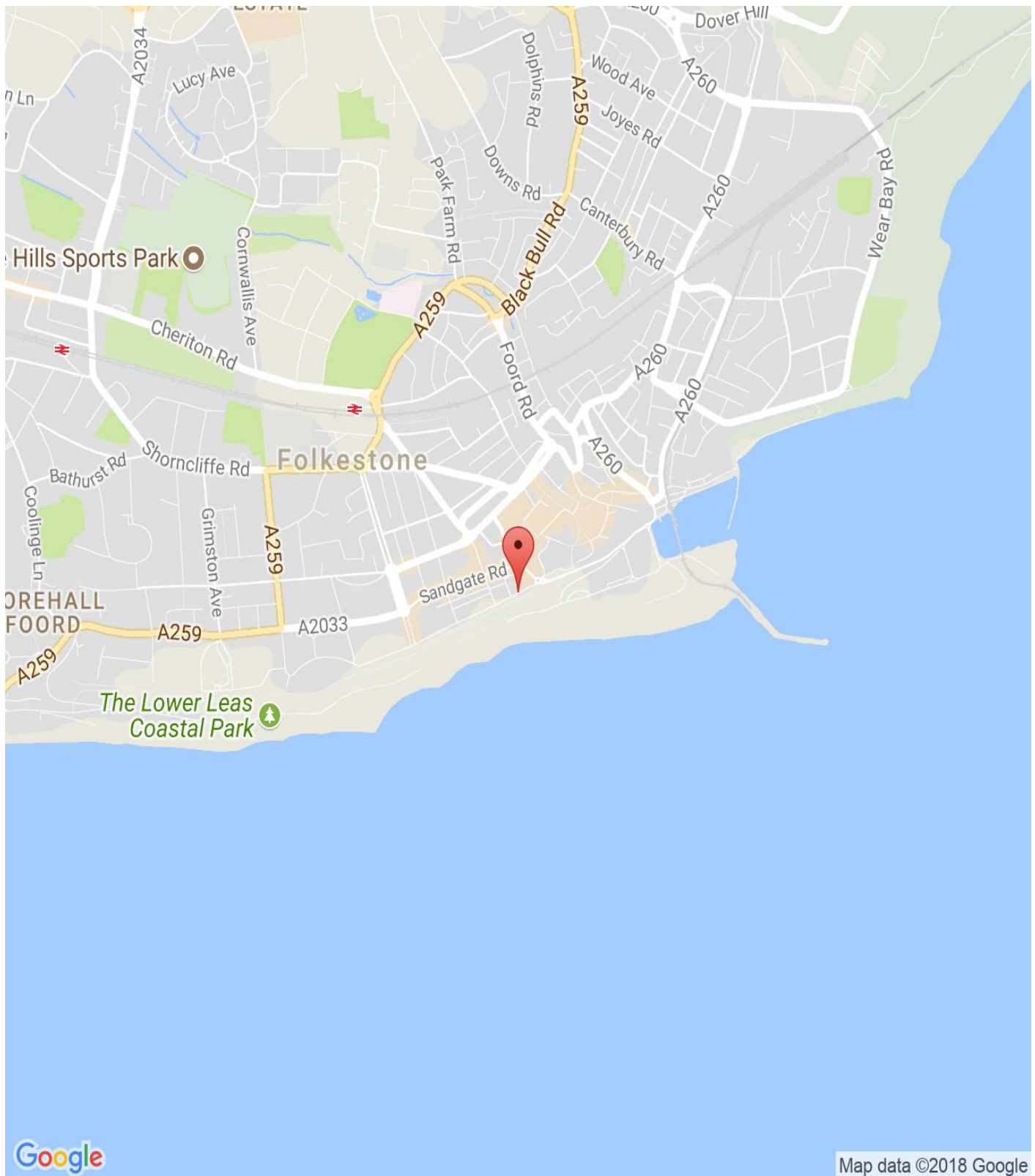
First Floor

Approx. 55.3 sq. metres (595.4 sq. feet)



Total area: approx. 110.4 sq. metres (1188.5 sq. feet)

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



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

Mail
102 Sandgate Road,
Folkestone, Kent
CT20 2BW

Tel
01303 212020



Web
www.hwald.co.uk



email
sales@hwald.co.uk



Residential Lettings &
Property Management

Tel
01303 212025