



64, 1 THE LEAS, FOLKESTONE

£149,000 Leasehold

THIS STYLISHLY APPOINTED SIXTH FLOOR APARTMENT HAS PANORAMIC TOWN VIEWS FROM THE ENGLISH CHANNEL TO THE NORTH DOWNS

NO CHAIN



MOTIS2860130818

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64, 1 The Leas, Folkestone CT20 2DR

ENTRANCE HALL , LIVING ROOM OPEN PLAN TO KITCHEN , TWO BEDROOMS , BATHROOM/W.C. , LIFT SERVICE , COMMUNAL ROOF TERRACE

Description

This impressive apartment is situated on the Sixth Floor of No. 1 The Leas which benefits from a town centre position, fronting The Leas Promenade and within 10 minutes walking distance of High Speed rail services and the harbour regeneration area.

The apartment offers truly breathtaking panoramic double aspect views from the open plan living and kitchen area, mainly westerly and extending from Hythe Bay over the town and towards the North Downs. Viewing is highly recommended and the accommodation comprises:-

An attractive secured communal entrance area with door entry system, lift service to Sixth Floor level. Front door to:-

ENTRANCE HALL

Leading to all rooms and having laminate floor, night storage heater, two built in cupboards.

OPEN PLAN LIVING ROOM/KITCHEN 21'2" overall x 11'3" (6.45m x 3.43m)

Kitchen Area approximately 10'6" x 6'10" having a good range of corner worktops with cupboards under and matching wall cupboards above, tiled splashbacks, 1.5 bowl sink, mixer tap and waste disposal, space for cooker, plumbing for washing machine, three double power points, spotlight cluster, space for fridge/freezer, laminate floor, open plan through to:-

Living Area - a delightful dual aspect room with westerly panoramic views, electric heating, double glazed windows to side and rear.

BEDROOM ONE 11'3" x 10'8" (3.43m x 3.25m)

Westerly double glazed window to side with views of the English Channel and town, night storage heater.

BEDROOM TWO 11'3" x 7'10" (3.43m x 2.39m)

Westerly double glazed window to side with views of the English Channel and town, night storage heater.

BATHROOM 6'8" x 5'6" approx. (2.03m x 1.68m)

An internal fully tiled room having panelled bath with Aqua 3000 shower, pedestal basin,

low level W.C., extractor fan, wall heater.

LEASE

125 years from 1987.

SERVICE CHARGE

Approximately £2,800 per annum.

GROUND RENT

£220 per annum.

COUNCIL TAX

Band E.

Tenure Leasehold

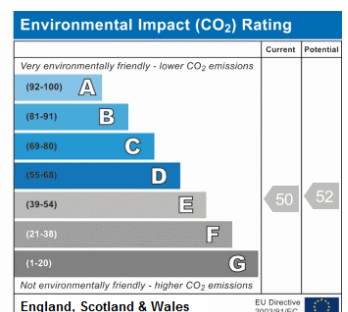
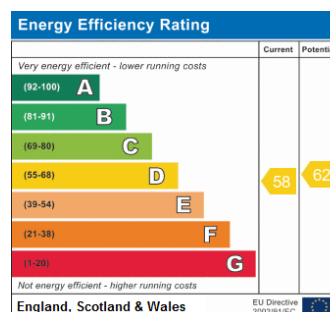
Postcode CT20 2DR

Viewings Strictly by appointment only - Property Reference MOTIS_002860

Opening Hours:

Monday - Friday 9.00 - 5.30

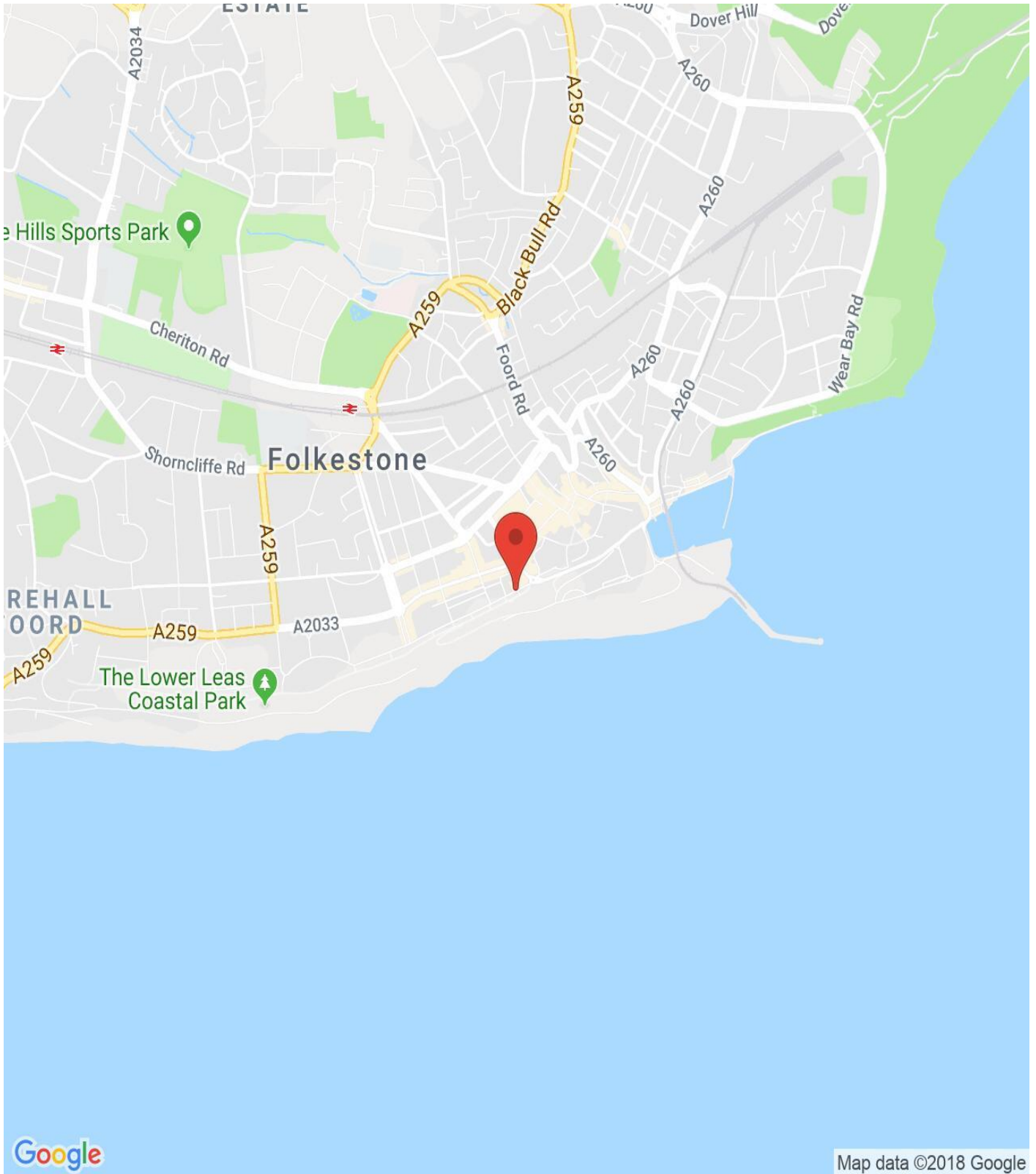
Saturday 9.00 - 3.00











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.

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