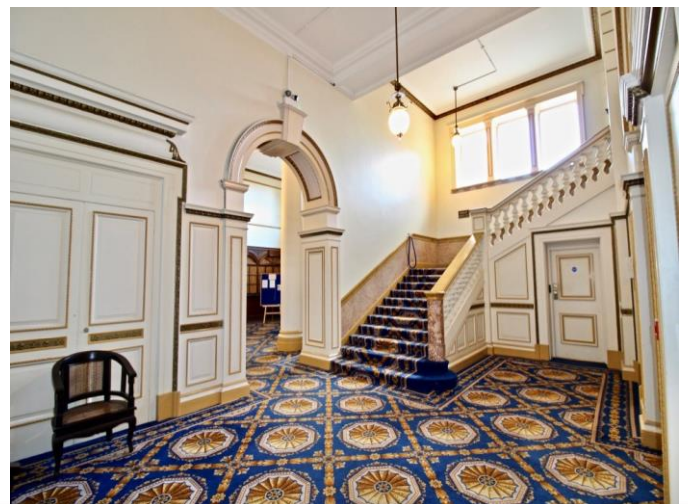




## THE METROPOLE, THE LEAS, FOLKESTONE

**£249,950 Leasehold**

**MOTIS ESTATES ARE PROUD TO  
OFFER THIS THREE BEDROOM  
APARTMENT WITH DIRECT SEA  
VIEWS AVAILABLE IN THE  
METROPOLE.**



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Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

# **The Metropole, The Leas Folkestone CT20 2LU**

**DESIRABLE FOLKESTONE WEST END LOCATION , SEA VIEWS ,  
FOURTH FLOOR , THREE BEDROOMS , LIFT , SPACIOUS  
LOUNGE/DINER**

## **Description**

Rare to the market! Lovely fourth floor, three bedroom apartment situated in the East Wing of The Metropole Folkestone, benefitting from sea views. The Metropole is a grade II listed building, built in the late 1800's. Situated on the Leas Promenade which offers pretty walking opportunities with uninterrupted views across the English Channel towards France.

The town of Folkestone offers an array of shops, cafes, bars, restaurants, boutiques and a variety of supermarkets. The lively seafront and harbour in particular have seen a lot of regeneration over the last few years, with more planned meaning there are plenty of places to eat, drink & relax. Folkestone has great travel connections, The Highspeed train can be accessed from the two Folkestone stations which reaches London St Pancras in under an hour, the M20 motorway is close by offering a further easy route to the capital, and there are various bus services to Canterbury, Dover, Hythe and beyond.

The Channel Tunnel Terminal provides access to the Continent and is approx 3 miles away and Ashford International Passenger Terminal providing Eurostar services to Paris & Brussels is around 20 minutes by car. Education includes girls and boys grammar schools, with further state and private schools. Two universities are situated in Canterbury - approx. 17 miles away DESCRIPTION The fourth floor apartment can be accessed via the lift.

There is a video entry phone system and the laminate floored hallway leads you to the second and third bedrooms with neutral decoation and sash windows. The bathroom is fitted with a white suite with W.C., wash hand basin and a bath with shower attachment. The kitchen is fitted with a stylish range of wall and base units with modern oak doors, integrated electric oven/gas hob, fridge/freezer, dishwasher and washing machine.

The lounge/diner has a square bay window with stunning sea views. Finishing with the master bedroom, a spacious room with en-suite offering W.C., wash hand basin & shower cubicle.

The apartment has the benefit of a new 999 year lease and service charges and ground rent are £1200 per six months. Viewings are recommended to experience the exclusive, Folkestone West End feel The Metropole has to offer.

## **FOURTH FLOOR**

**KITCHEN 10'6" x 7'0" (3.20m x 2.13m)**

## **ENTRANCE**

**LOUNGE 16'0" x 10'9" (4.88m x 3.28m)**

**BEDROOM 10'11" x 9'0" (3.33m x 2.74m)**

**BEDROOM 10'8" x 9'6" (3.25m x 2.90m)**

**BEDROOM 14'9" x 11'3" (4.50m x 3.43m)**

**EN-SUITE**

**BATHROOM 11'5" x 5'6" (3.48m x 1.68m)**

Tenure Leasehold

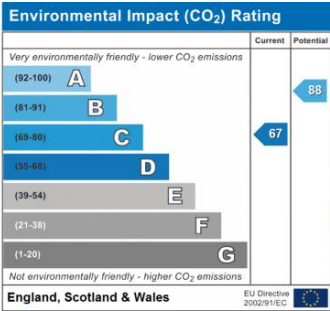
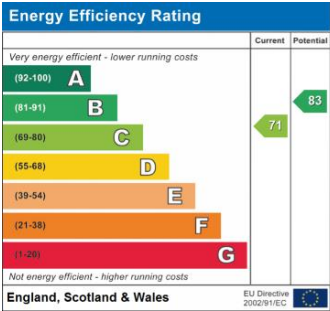
Postcode CT20 2LU

Viewings Strictly by appointment only -  
Property Reference MOTIS\_003260

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00













#### Fourth Floor

Approx. 84.5 sq. metres (909.3 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



#### 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.