

23 WALDORF APARTMENTS

Sandgate Road, Folkestone



A comfortable 2 bedroom first floor apartment with car parking space, lift and south facing balcony situated within a couple of minutes walk of the town centre.

PRICE GUIDE: £197,500 LEASEHOLD

23 Waldorf Apartments, Sandgate Road, Folkestone, Kent CT20 2EE

Situation & Description

The Waldorf Apartments are situated within a minutes walk of the town centre. Folkestone provides good shopping, entertainment and leisure facilities with a good selection of schools in the area. The lovely harbour at Folkestone is a further walk away and enjoys a bustling Harbour Arm with seasonal festivities, and the Old High Street within the Creative Quarter affords charming café's and eateries whilst fine dining can be found at the renowned Rocksalt restaurant with its views over the harbour. The harbour area is undergoing a major regeneration programme that will have a positive impact on Folkestone in the future.

Communications are excellent with access to the continent by the Eurostar services from Ashford International, the Channel Tunnel terminal at Cheriton, or via Dover harbour. The M20 motorway is a short drive away leading to London and the M25 orbital. The high speed rail link with a journey time of under an hour to London St Pancras is within walking distance together with rail services to Ashford and London Charing Cross.

The Waldorf is a purpose built block, sub divided into 2 blocks of 40 apartments with one lift serving each block, and was built around 2003. Apartment 23 is on the first floor, south facing and benefitting from a designated car parking space.

The accommodation comprises:-

HALL

Entryphone, radiator, heating thermostat, recessed downlighters.

SITTING ROOM

2 wall light points, telephone point, T.V. and FM point, radiator, uPVC sealed unit casement doors to south facing **balcony**.

KITCHEN

Stainless steel sink unit 1 ½ bowls and mixer tap set in work surface with cupboards and space under. Further worksurfaces with cupboards, drawers and integrated dishwasher under, space for electric cooker, extractor hood and filter over, integrated fridge/freezer unit, range of wall mounted cupboards, radiator, part tiled walls, cupboard housing Worcester combination gas fired boiler, recessed downlighters and tiled floor.



BEDROOM 1

Built in wardrobe cupboard with double doors, hanging and shelf over, radiator, wall light point, T.V. aerial point, telephone point.

EN-SUITE SHOWER ROOM

With large shower cubicle with Aqualisa shower, pedestal wash hand basin with electric shaver socket over, low level W.C., radiator, part tiled walls, recessed downlighters and tiled floor.

BEDROOM 2

Radiator, T.V. and FM aerial points, telephone point.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin with electric shaver socket over, low level W.C., radiator, part tiled walls, recessed downlighters, tiled floor.

OUTSIDE

PARKING

There is a designated car parking space at the rear of The Waldorf (Langhorne Gardens) which is number 44.

GENERAL INFORMATION

SERVICES

All mains services are connected. Central heating and hot water from the Worcester combination gas fired boiler. *(The central heating and hot water system(s), together with any appliances mentioned in the particulars, have not been tested by Smith Woolley).*

TENURE

Leasehold.

LEASE

120 years from 24th June 1987

GROUND RENT

£400 per annum doubling every 25 years from 1987.

(Until March 2037 - £800.00)

(Until March 2062 - £1,600.00)

(Until March 2087 - £3,200.00)



MAINTENANCE CHARGE

2.5% of total outgoings. Basic maintenance charge subject to budget for the year ending 24/03/2022 is £2,750 per annum.

COUNCIL TAX

Currently listed in band C - Charge for financial year 2020/2021 is £1,762.04 by Folkestone and Hythe District Council – Telephone: 01303- 853000.

FIXTURES AND FITTINGS

The curtains, together with the fixtures and fittings not mentioned in the particulars, are excluded from the sale but may be available to a purchaser by separate negotiation if required.

VIEWING

STRICTLY BY APPOINTMENT THROUGH THIS OFFICE.

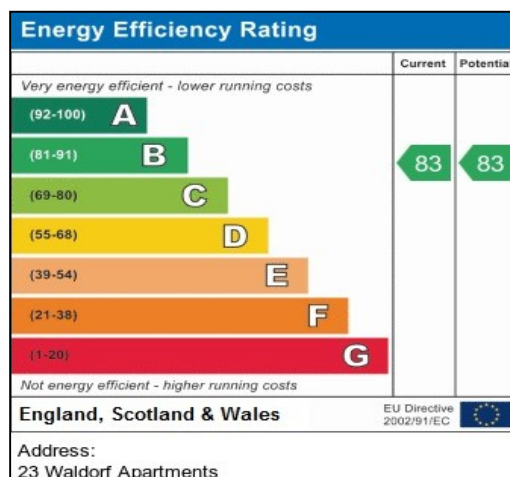
PARTICULARS

Smith Woolley for themselves and the vendors or lessors of this property whose agents they are given notice that;

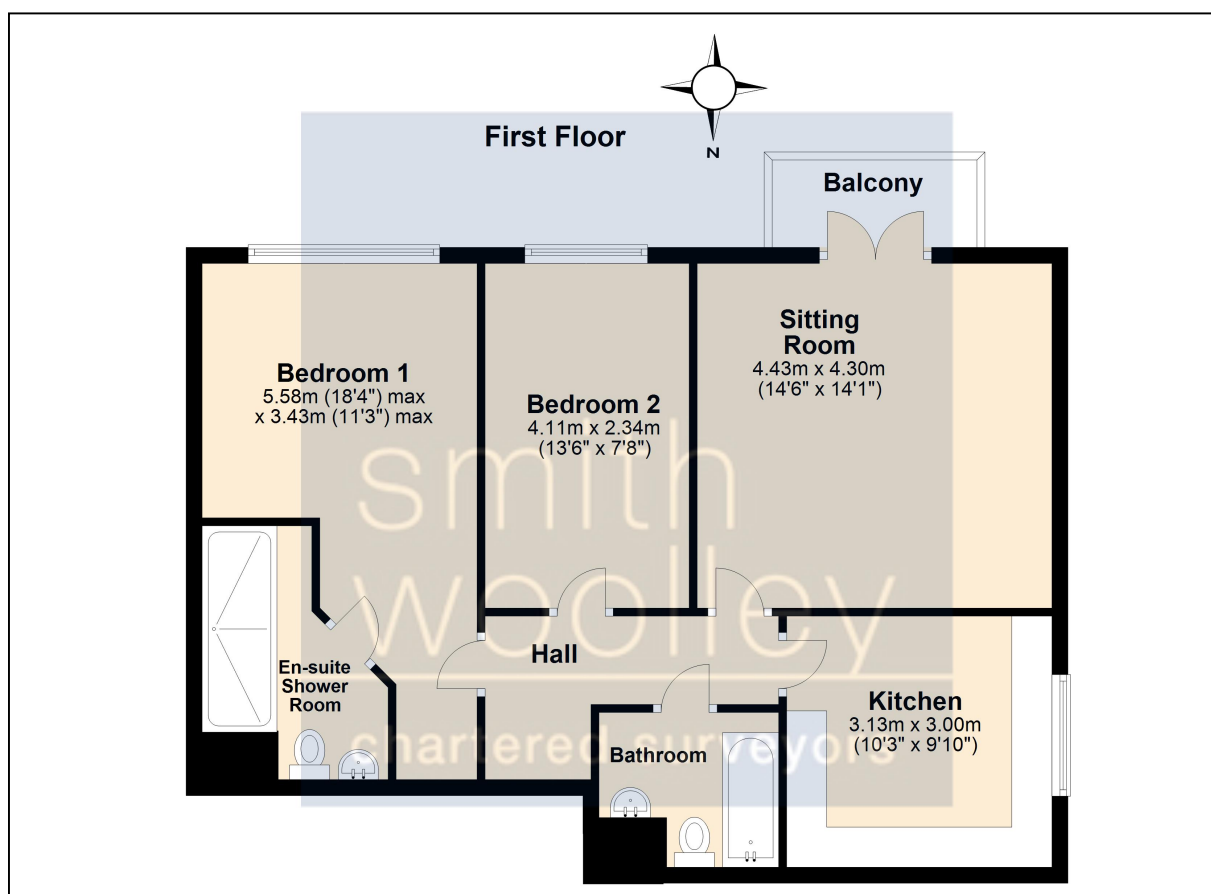
- i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) All descriptions, dimensions, reference to the condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each of them. All dimensions and areas are measured in accordance with the RICS Code of Measuring Practice.
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- iv) No person in the employment of Smith Woolley has any authority to make or give any representation or warranty whatsoever in relation to this property.
- v) No responsibility will be accepted for any expenses incurred by the prospective purchasers or their agents.

REF: SAJ - 10th February 2021

Internet: www.smithwoolley.com







Floor Plans for Identification Purposes Only – All sizes are approximate