



44, Carlton Leas, Folkestone, CT20 2DJ
Guide Price £420,000





Folkestone, CT20 2DJ

Smith Woolley are delighted to bring to the market this lovely 3rd floor, double aspect apartment which enjoys lovely southerly views across the English Channel towards France, as well as the attractive lawns and gardens of the famous Leas Cliff Promenade with its beautiful cliff top walks.

This delightful property boasts a spacious reception room, with double glazed sliding doors given you access to a south facing balcony where you can sit enjoying the panoramic views across the Channel and The Leas Promenade. There are 2 bedrooms, one with double aspect westerly views of both the sea across Hythe and the Leas Promenade, and also to the rear across the town to the North Downs in the distance. There is a nice sized kitchen, family bathroom and an added bonus of an en-suite bathroom to the main bedroom.

The apartment benefits from uPVC double glazing throughout, electric heating, a video entry phone system, a passenger lift and stairs to each floor including the secure underground carpark accessed via an electric up and over door, where the apartment has a parking space together with a small shelved storage cupboard.

Situated on the Leas promenade, Carlton Leas is just a few minutes walk from the town centre with its variety of shops and supermarkets, The is also easy access to Folkestone's bustling Harbour Arm with its many bars, coffee shops and eateries. Communications are excellent with access to the continent via 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, and Folkestone Central Train station with its the high speed rail link with a journey time to London St Pancras of less than 1 hour is also within easy access.

Offered for sale with NO CHAIN, don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing and discover the endless possibilities that this property has to offer.

Lease: Approx 80 years remaining.

Ground Rent: £300 per annum.

Service Charge: £903.57 per Quarter.





Carlton Leas, The Leas

Entrance

Entrance Hall

Kitchen

12'5" x 9'6" (3.81 x 2.92)

Living Room

15'3" x 16'11" (4.67 x 5.17)

Balcony

Bedroom 1 (Principal Bedroom)

14'5" x 11'8" plus bay (4.40 x 3.57 plus bay)

En-suite

Bedroom 2

10'9" x 8'9" (3.30 x 2.68)

Family Bathroom

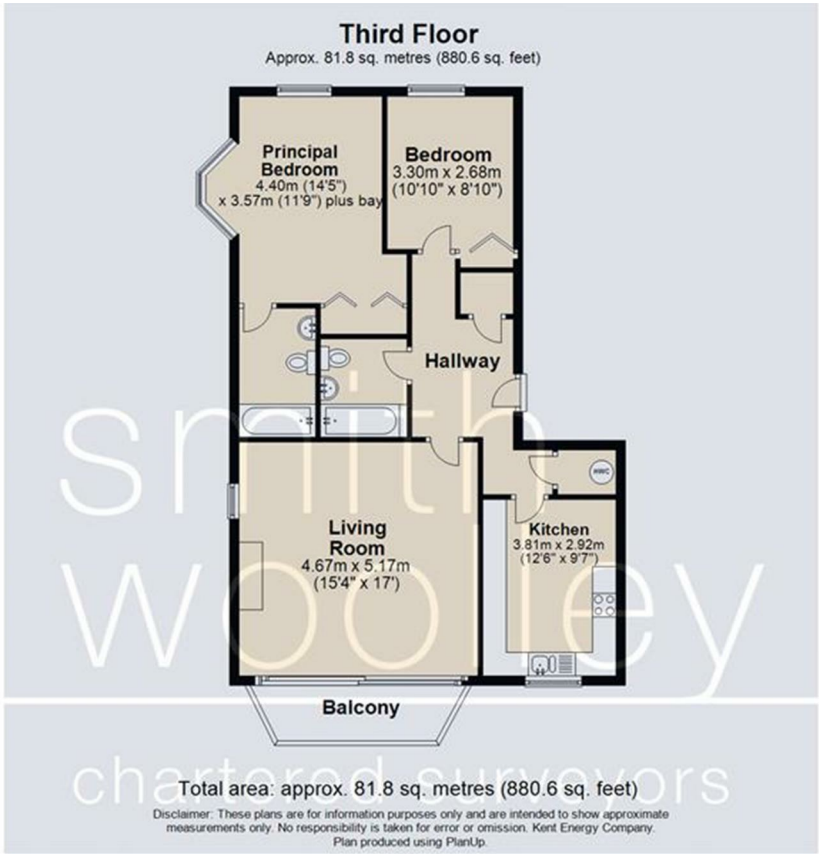
Outside

- 3rd Floor apartment with sea views
- South facing balcony
- Secure parking
- Close to town and transport links
- Lift access to all floors
- NO CHAIN

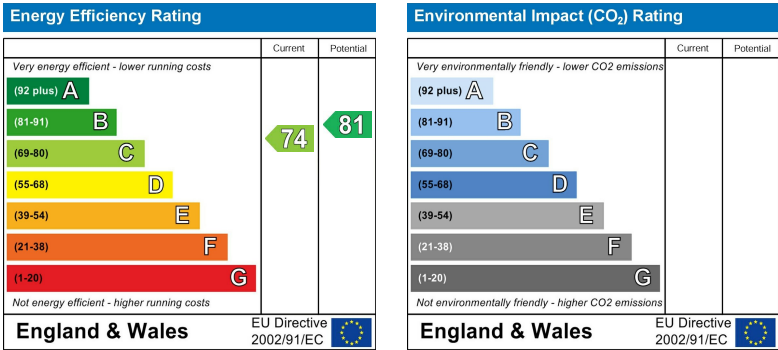




Floor Plans (*Additional floors may be continued on further brochure pages)



EPC



Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.