



Carlton Leas, The Leas, Folkestone, CT20 2DJ  
Guide Price £410,000



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## Folkestone, CT20 2DJ

Smith Woolley are delighted to bring to the market this well presented, ground floor apartment enjoying 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 benefits from a reception room with double glazed sliding patio doors giving access to a spacious south facing sun terrace where you can sit enjoying the lovely views across the Channel and Promenade. The well-fitted kitchen has internal glass windows overlooking the reception room. There are also 2 bedrooms, one with an en-suite shower/w.c., and a family bathroom.

The apartment benefits from uPVC double glazing throughout, modern electric heating, a video entry phone system, and a parking space to the rear of the building.

Situated on the Leas promenade, Carlton Leas itself is just a few minutes walk from the town centre with its variety of shops and supermarkets. There 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. 79 years remaining

Service charge: £3475.66 annually (paid quarterly)

Ground rent: £300 annually

Car park contributions: £119.64 annually (paid quarterly)





**Full description**  
**Entrance Hall**  
**Living Room**  
**Kitchen**  
**Bedroom 1**  
**En-suite**  
**Bedroom 2**  
**Bathroom**  
**Parking**

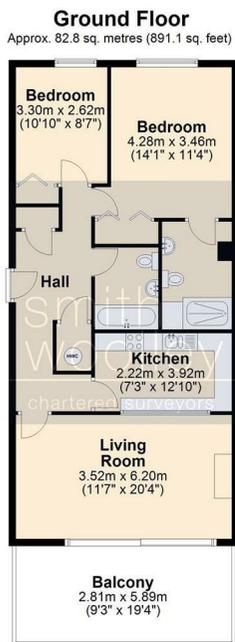
11'6" x 20'4" (3.52 x 6.20)  
7'3" x 12'10" (2.22 x 3.92)  
14'0" x 11'4" (4.28 x 3.46)  
10'9" x 8'7" (3.30 x 2.62)

- **\*NO CHAIN\***
- **Views overlooking the English Channel**
- **2 double bedrooms**
- **Family bathroom and en-suite**
- **Highly desirable location**
- **79 years remaining on the lease**



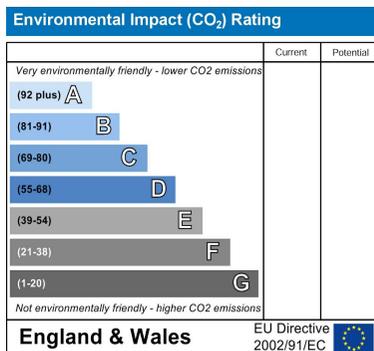
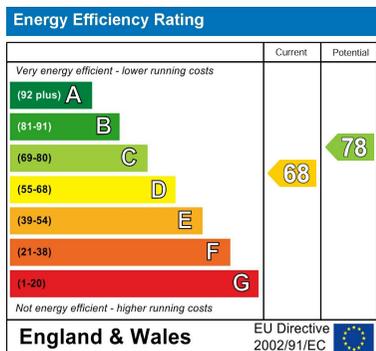


Floor Plans (\*Additional floors may be continued on further brochure pages)



Total area: approx. 82.8 sq. metres (891.1 sq. feet)

EPC



Viewing

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