



19, Carlton Leas, Folkestone, CT20 2DJ
Guide Price £445,000





Folkestone, CT20 2DJ

Smith Woolley are delighted to bring to the market this rarely available light and airy third floor, 2 bedroom, purpose built apartment, enjoying spectacular views across the English Channel towards France, as well as the attractive lawns and gardens of the famous Leas Cliff Promenade.

The apartment benefits from a video entry phone system as well as a communal passenger lift, giving access to both the third floor, as well as the underground car park. The south facing living room is ideal for both relaxation and entertaining guests, with double glazed sliding balcony doors opening out to a lovely balcony enjoying panoramic sea views. Natural light floods the area, creating a warm and inviting atmosphere. There are two double bedrooms, one with an ensuite shower room/wc, providing ample facilities, ensuring privacy and ease for all occupants. There is a spacious bathroom, and well fitted kitchen, upvc replacement double glazing and modern electric dimplex heating. There is a secure underground carparking space, and storage cupboard, accessed via an electric up and over door.

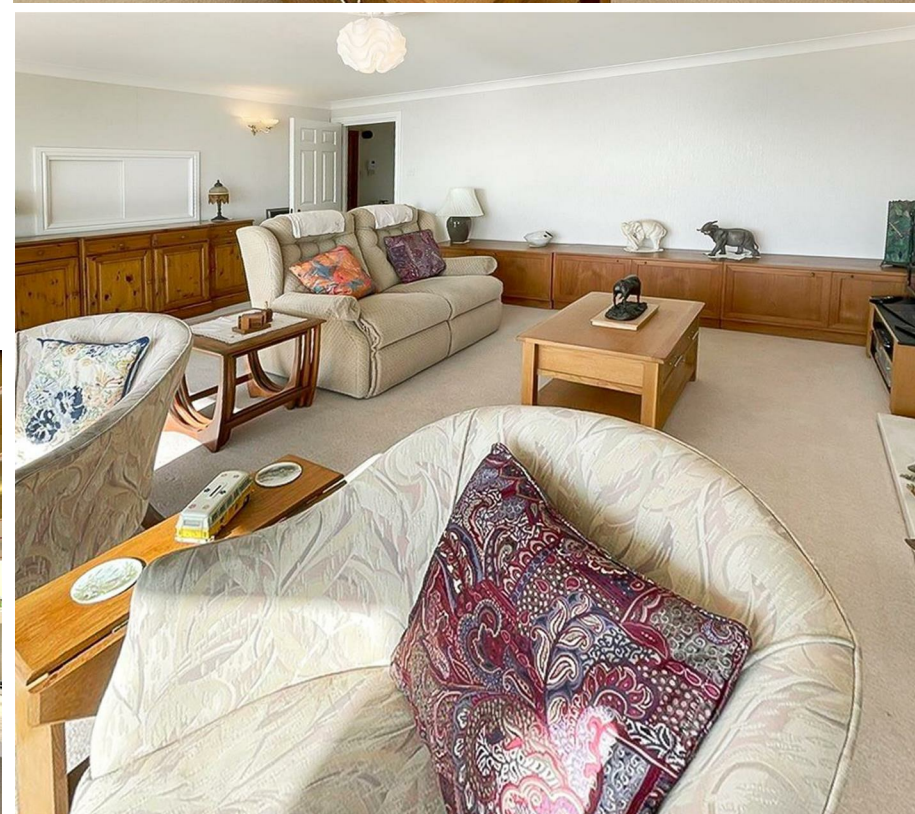
Situated on Leas promenade, Carlton Leas itself is just a few minutes walk from the town centre, shops and supermarkets. There is also easy access to Folkestone's bustling Harbour Arm with its many bars, coffee shops and eateries. Communications are excellent with easy access to the continent via the Channel Tunnel terminal at Cheriton, or via Dover Harbour. The M20 is close by leading to London and the M25, and Folkestone Central Train station with its high speed rail link with a journey time to London St Pancras of less than 1 hour is also within easy access.

Apartments like this rarely come onto the market, so book now to view so as to avoid disappointment.

Ground rent: £300 per annum.

Service charge: £3787.28 per annum (charged in advance, £946.82 per quarter).

Langhorne Car Park contribution: £56.97 per annum (charged quarterly in advance, £14.24 per quarter).





Full description

Hallway

Living room

15'1" x 16'7" (4.62 x 5.06)

Kitchen

12'1" x 9'3" (3.70 x 2.83)

Principal bedroom

14'6" x 11'3" (4.43 x 3.45)

En-suite

Bedroom 2

10'10" x 8'9" (3.32 x 2.68)

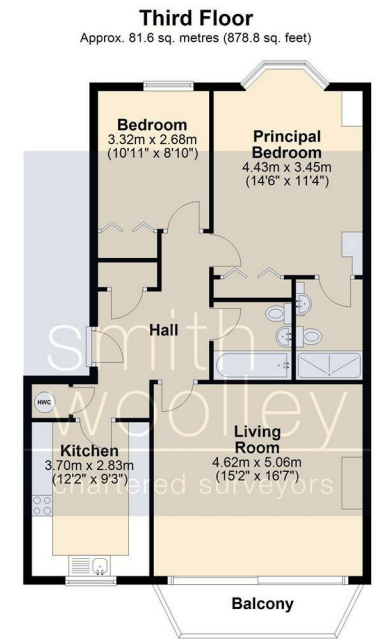
Bathroom

- NO CHAIN
- Spectacular sea views
- Balcony
- 2 double bedrooms
- Excellent and desirable location
- Secure parking



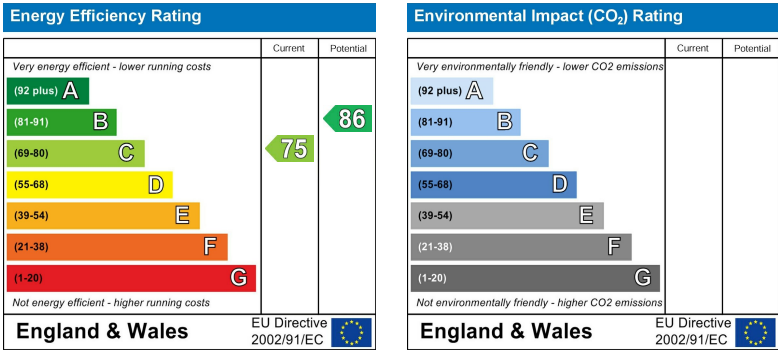


Floor Plans (*Additional floors may be continued on further brochure pages)



Total area: approx. 81.6 sq. metres (878.8 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.