

**FREEHOLD RESIDENTIAL INVESTMENT**

**FOR SALE**

**Ilex Court, Ilex Road, Cheriton  
Folkestone CT19 4FD**

smith  
woolley  
chartered surveyors



**6 fully let flats located in Cheriton**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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## Situation

Ilex Court is situated in Ilex Road, a short walk from its junction with Cheriton Road (B2064)

Cheriton is a busy local shopping centre situated approximately one mile north of Folkestone town centre.

Communications are excellent in the Folkestone area. Folkestone West and Central mainline railway stations are within easy access with high-speed link offering a journey to London of less than one hour. The Channel Tunnel terminal at nearby Cheriton provides easy access to the continent.

## Description

Ilex Court is a 3-storey detached building built around 2005 comprising 4 x 2-bedroom flats and 2 x 1-bedroom flats. At the front of the building are 4 parking spaces with 1 space allocated to each of the 2-bedroom flats

## Accommodation:

FLAT NO.	FLOOR	DESCRIPTION
Flat 1	Gnd Floor	Lobby, Living Room, Kitchen, 2 Bedrooms, Bathroom
Flat 2	Gnd Floor	Lobby, Living Room, Kitchen, 2 Bedrooms, Bathroom
Flat 3	1 <sup>st</sup> Floor	Lobby, Living Room, Kitchen, 2 Bedrooms, Bathroom
Flat 4	1 <sup>st</sup> Floor	Lobby, Living Room, Kitchen, 2 Bedrooms, Bathroom
Flat 5	2 <sup>nd</sup> Floor	Lobby, Living Room, Kitchen, 1 Bedroom, Bathroom
Flat 6	2 <sup>nd</sup> Floor	Lobby, Living Room, Kitchen, 1 Bedroom, Bathroom

## Services:

We understand all mains services are connected to the property.

## Council Tax

The flats are currently listed as:-

Flats 1,2, 3 & 4      Band B  
Flats 5 & 6          Band A

## Tenancies are as follows:

All flats are let on assured shorthold tenancies with the rent paid monthly in advance. The current annual rents are:-

Flat 1	£9,000 pa (£750 pcm)
Flat 2	£9,000 pa (£750 pcm)
Flat 3	£9,000 pa (£750 pcm)
Flat 4	£9,000 pa (£750 pcm)
Flat 5	£6,480 pa (£540 pcm)
Flat 6	£6,480 pa (£540 pcm)

Total current rental income for property: **£48,960 per annum**

## Energy Performance Certificate

Full EPC recommendation reports and certificates are available upon request. The flats have the following EPC ratings.

Flats 1, 2, 5 & 6	Band C
Flats 3 & 4	Band B

## Price

The property is available freehold at a guide price of **£985,000**.

## Legal Costs

Each party to pay their own legal fees.

## Viewings Strictly by appointment through these offices.

## For Further Information Contact:

Philip Clapham

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**01303 226622**

Siobhan Wood

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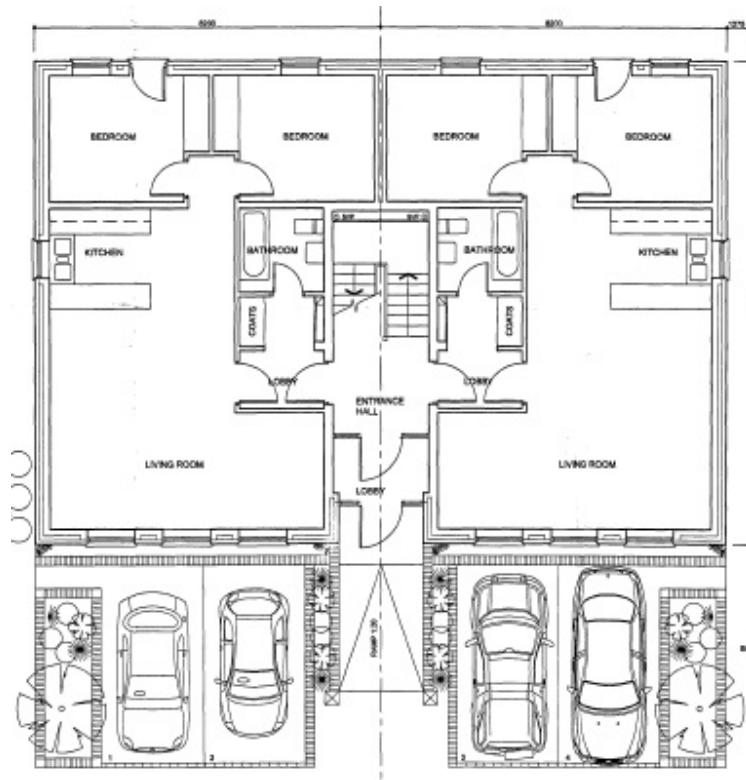
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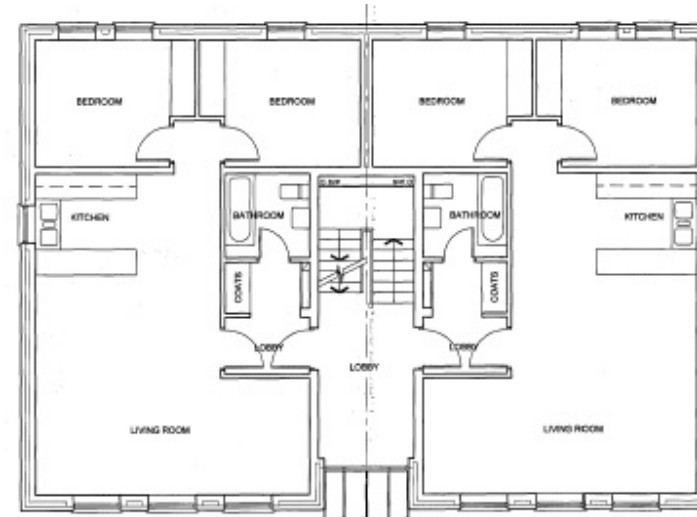
## SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).

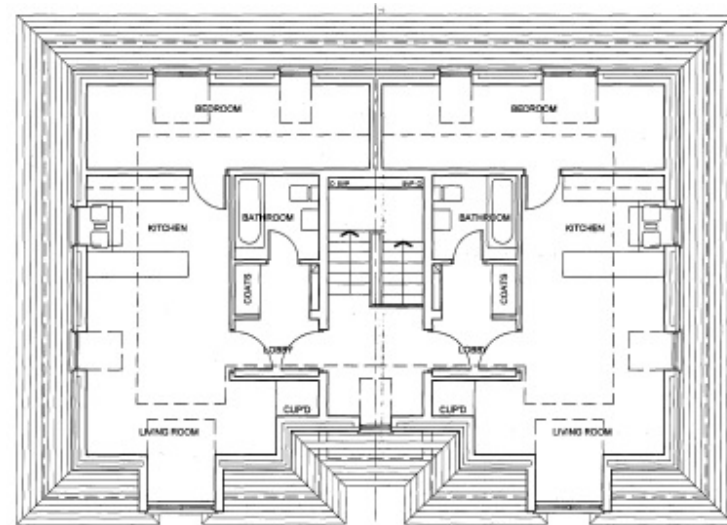
2235/April 2024



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

**Please note these floor plans are not as built drawings but are indicative of the general layout of the flats.**