



## Lawrence Court, Dover Road

Folkestone CT19 6QU

- Ground Floor Flat
- No Onward Chain
- Close To Amenities and Harbour Arm
- 121 Years Remaining On The Lease
- Electric Heating
- One Double Bedroom
- Residents' Parking
- Well Presented
- Modern Fitted Kitchen & Bathroom
- Communal Gardens

**Asking Price £120,000 Leasehold**





Mapps Estates are pleased to bring to the market this well presented one bedroom, purpose built, ground floor flat with a modern fitted kitchen and bathroom a spacious living room, and a double bedroom with fitted wardrobes. In addition, there is the added advantage of non-allocated residents' parking bays, a communal garden to rear, and 121 years remaining on the lease. Deemed to be an ideal investment opportunity or first time buy, an early viewing comes highly recommended.

Located within easy access to local shops and nearby schooling. Folkestone Central mainline railway station is a short car journey away giving high-speed services to London St. Pancras in just over 50 minutes. Folkestone's Harbour Arm offers a selection of eateries and pop up bars including a Champagne bar situated in the former lighthouse at the end of the pier. This area, being constantly improved and developed, now forms a real vibrant social area with great facilities. Turning back into the town you will find yourself in Folkestone's Creative Quarter, home to artists, creative businesses, independent boutiques and eateries. Both primary and secondary schooling is available in the area with Grammar schools available for both boys and girls. In the main Town Centre itself, you will find an array of stores and independent shops along with several supermarket chains. The M20 is also within easy access by car along with the Chanel Tunnel Terminal and Port of Dover.

#### **Entrance Hall**

With private entrance door, entry phone, recessed cloaks cupboard, storage heater.

#### **Living Room 15'0 x 11'8**

With front aspect UPVC double glazed window, electric storage heater, door to kitchen.

#### **Kitchen 8'7 x 6'8**

With rear aspect UPVC double glazed window looking onto communal garden area, wood effect roll top work surfaces with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, range of cream Shaker style store cupboards and drawers, four ring ceramic electric hob with electric oven under, space for fridge/freezer, space and plumbing for washing machine, vinyl flooring.

#### **Bedroom 11'9 x 10'8**

With front aspect UPVC double glazed window, two built-in wardrobes with store cupboards over, electric storage heater.

### **Bathroom 6'6 x 6'5**

With UPVC frosted double glazed window, white suite comprising panelled bath with mixer tap and shower attachment, Mira electric shower and shower screen, WC, pedestal wash hand basin with mixer tap over, part tiled walls, shaver point, wall-mounted fan heater.

### **Service Charge & Ground Rent**

We have been advised by our vendor that the current service charge is £1321.34 per annum with a ground rent of £100.00 per annum.

### **Lease:**

We have been advised there are 121 years remaining on the lease.



**Ground Floor Plan**

Total floor area 43.0 sq. m. (463 sq. ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Mapps Estates Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.