



Wear Bay Road

Folkestone CT19 6PU

- Superb First Floor Apartment
 - Stunning Sea Views
- Modern Open Plan Living Space
- Bathroom & En Suite Shower Room
- Allocated Off Road Parking & Visitors' Parking
- Modern Purpose-Built Block
 - Two Double Bedrooms
 - Juliet Balcony
- Attractive Communal Gardens
 - No Onward Chain

Asking Price £345,000 Leasehold - Share of Freehold





Mapps Estates are delighted to bring to the market this modern, purpose-built first floor apartment situated on the popular EAST CLIFF affording a commanding view of the English Channel and coastline. One of only three apartments in the block which was built in 2009, and enjoying attractively landscaped communal gardens to the rear. The well-appointed accommodation comprises an open plan living/dining room with French doors onto a Juliet balcony from which to admire the view, a fitted kitchen with integrated appliances, two double bedrooms looking onto the communal gardens, an en suite shower room and a separate bathroom. The apartment has an allocated parking space, with visitors' parking also available. Being sold with no onward chain, an early viewing of this desirable seafront home comes highly recommended.

Ground Floor:

Communal Entrance

With electric meter cupboard and stairs to first floor.

First Floor:

Private Reception Hall 7'6 x 6'5

With wooden entrance door, entry phone, cloaks cupboard with consumer unit, heating control panel, coved ceiling, radiator.

Open Plan Living Space Comprising:

Living Room/Diner 18'4 x 14'9

With front aspect UPVC double glazed windows and French doors opening to a glazed Juliet balcony taking full advantage of the stunning sea and coastal views, side aspect UPVC double glazed window with view of the nearby Martello Tower and the sea, coved ceiling, recessed downlighters, radiator, opening through to the kitchen.

Modern Fitted Kitchen 10' x 6'10

With UPVC frosted double glazed window to side, range of contrasting cream wall-mounted store cupboards and black undercounter store cupboards and drawers, solid oak worktops with tiled splashbacks and concealed lighting over, inset stainless steel one and a half bowl sink/drainer with mixer tap over, inset four ring gas hob with extractor canopy over and electric oven under, integrated appliances including a fridge/freezer, washer/dryer and dishwasher, fitted high level microwave, wood flooring, recessed downlighters.

Bedroom 11'4 x 9'6

With rear aspect UPVC double glazed window looking onto communal gardens, recessed fitted floor to ceiling wardrobes with mirrored sliding doors, coved ceiling, radiator, door to en suite shower room.

En-Suite Shower Room

With UPVC frosted double glazed window, shower cubicle with bi-fold screen, wall hung wash hand basin with mixer tap over, WC with concealed cistern, fully tiled walls, tile effect flooring, chrome effect heated towel rail, extractor fan.

Bedroom 11'3 x 10'11

With rear aspect UPVC double glazed window looking onto communal gardens, fitted bedroom furniture comprising a single and double wardrobe with central dressing table and shelving over, coved ceiling, radiator.

Modern Bathroom 7'10 x 6'2

With UPVC frosted double glazed window, panelled bath with mixer tap and wall-mounted shower attachment over, wood effect shelf with inset wash hand basin and mixer tap over, WC with concealed cistern, cream store cabinets

under and matching wall-mounted cabinets over, fitted mirror with downlighters over, tiled splashbacks, coved ceiling, wood effect flooring, extractor fan, chrome effect heated towel rail.

Outside:

There is allocated parking to the front, with each flat having an allocated space along with two visitors' parking spaces. A side gate opens to the well-tended communal gardens and bin store to the rear. The gardens have been attractively landscaped, being laid mostly to lawn with trees and shrub borders. The apartment has the use of a decked terrace and a garden shed, and has its own lock up store and a separate store cupboard.

Service Charge and Ground Rent:

We have been advised by our client that the current service charge including ground rent is £75.00 per month.

Lease (with Share of Freehold):

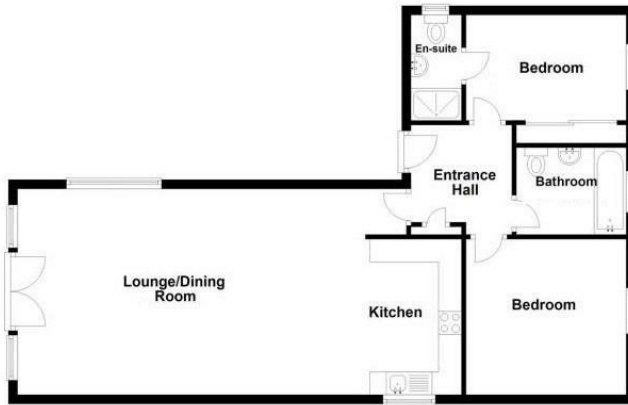
We have been advised by our client that there is the remainder of a 125 Year Lease from 2009 (expiring 31/05/2134) along with a one third share in the freehold management company.




Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating B



Approx. 77.7 sq. metres (836.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Plan produced using PlanUp.

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

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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.