



All enquiries Ref: James Paterson

- Long Leasehold two floor self-contained penthouse maisonette
- Balconies with views
- Investment

Location:

The property is situated on Trinity Crescent between its junctions with Clifton Crescent and Sandgate Road. Public transport links include Folkestone Central and Folkestone West rail stations (to Dover, London Charing Cross and Ashford International) together with a network of local bus services serving the surrounding vicinity. Road links include the M20 and A259. Shopping amenities can be found locally within Folkestone town centre, with an extensive range of shops, bars and restaurants being found in The Leas and Sandgate Road. Recreational pursuits can be found locally at the open spaces of The Leas Promenade and Lower Leas Coastal Park.

Description:

Long Leasehold two floor self-contained penthouse maisonette over third and fourth floors with balconies with views.

Accommodation:

The auctioneers were unable to inspect the property at the time of going to print although believe it comprises the following accommodation - Prospective purchasers must rely on their own enquires in respect of the accommodation and floor plan.

Fourth floor: Master bedroom, en-suite shower room/WC

Third floor: Two bedrooms (one with walk in wardrobe and balcony), reception room (with balcony) and kitchen, bathroom/WC

Gross Internal Area GIA (Source: EPC) approximately 139 sq m (1,496 sq ft)

EPC rating: D

Council Tax Band: C

Tenancy:

The property is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 15TH July 2022 at a rent of £1,250 per calendar month.

Rent reserved:

£15,000 per annum

Lease:

Held on a long lease for a term of 125 years from and including 1 January 1919 and to and including 31 December 2144 (Thus having approx 119 years remaining)



View of nearby coast



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