



Bradstone Road | | Folkestone | CT20 1GX

Offers Over £1,990,000



**LEAFY  
ESTATES**

## Key features

- Block of 15 apartments in Folkestone, CT20
- 11 x two-bedroom apartments
- Currently vacant and ready for lease or occupation
- Strong income potential and long-term investment security
- Total internal area: 8,515 sq ft
- 4 x one-bedroom apartments
- Estimated rental income: £165,000 per annum

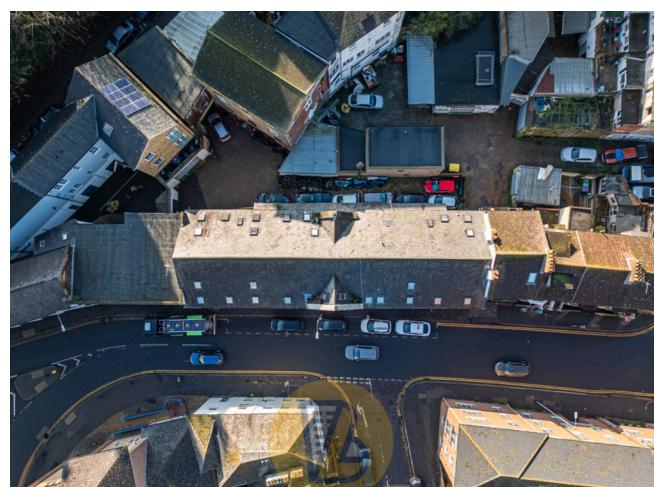


## Description

An exceptional investment opportunity to acquire a vacant residential block in the coastal town of Folkestone (CT20). The property comprises 15 apartments—11 two-bedroom and 4 one-bedroom units—across a total of 8,515 sq. ft.



## Directions



An exceptional investment opportunity to acquire a vacant residential block in the coastal town of Folkestone (CT20). The property comprises 15 apartments—11 two-bedroom and 4 one-bedroom units—across a total of 8,515 sq. ft. All apartments are presented in good condition, making this an attractive proposition for both private rental or institutional lease models.

The building offers an estimated annual rental income of £165,000, with further upside potential.

Key Investment Points:

- Prime block of 15 apartments in Folkestone (CT20)
- Total floor area: 8,515 sq ft
- 11 x two-bedroom apartments
- 4 x one-bedroom apartments
- Currently vacant – ready for occupation or lease
- Estimated market rent: £165,000 per annum

Apartment 1

Ground floor two bedroom apartment with EPC rating of "D". ( 62 SQM)

Apartment 2

Ground floor two bedroom apartment with EPC rating of "D". ( 55 SQM)

Apartment 3

Ground floor two bedroom apartment with EPC rating of "C". ( 50 SQM)

Apartment 4

Ground floor one bedroom apartment with EPC rating of "D". ( 41 SQM)

Apartment 5

Ground floor two bedroom apartment with EPC rating of "C". ( 58 SQM)

Apartment 6

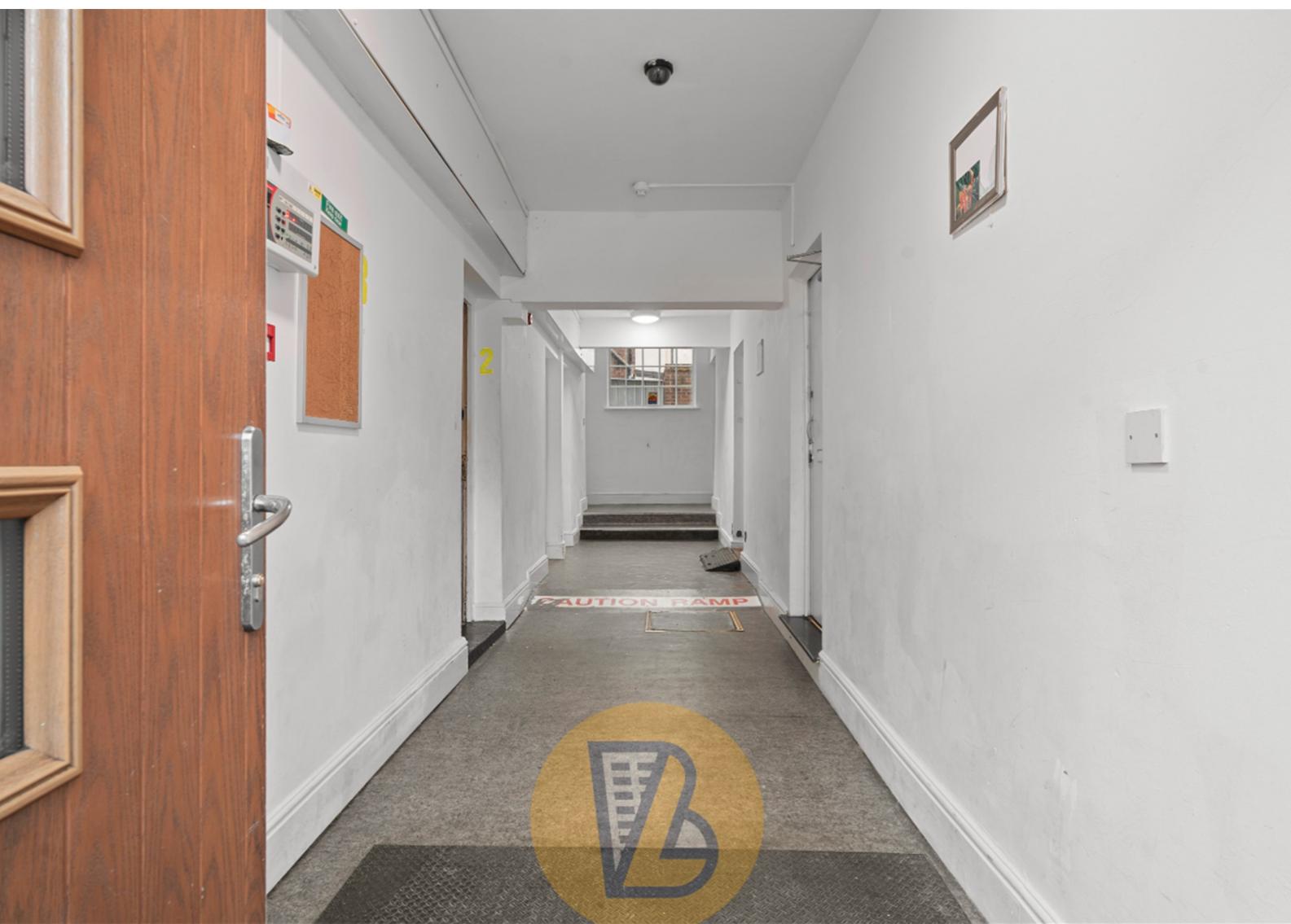
First floor two bedroom apartment with EPC rating of "C". ( 59 SQM)

Apartment 7

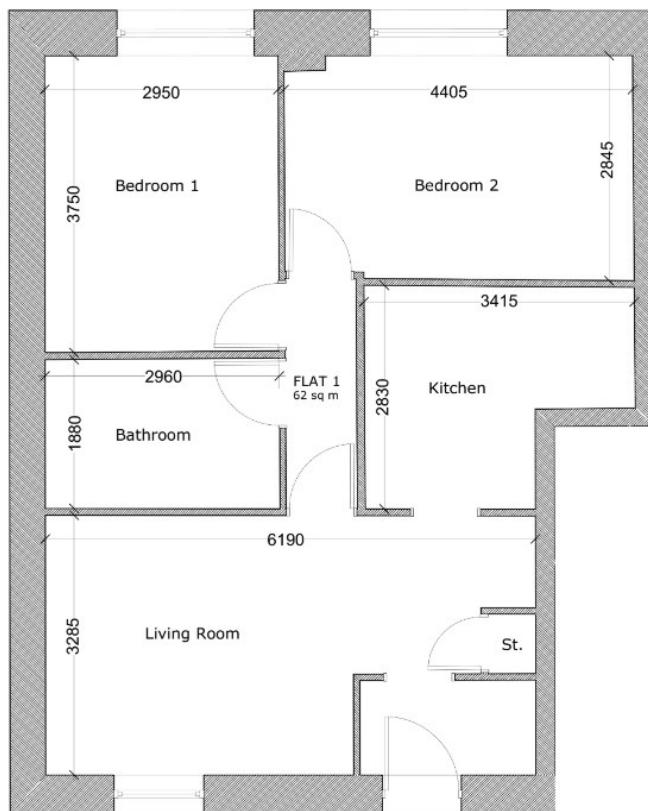
First floor one bedroom apartment with EPC rating of "C". ( 49 SQM)

Apartment 8

First floor one bedroom apartment with EPC rating of "C". ( 48 SQM)



## Floor plans



00 FLAT 1  
Scale: 1:50

0 2 3 4 5 M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Council Tax Band A EPC Rating



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