



GUILDCREST ESTATES



Oak House, 115 Sandgate Road, Folkestone CT20 2BL



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Sandgate Road, Folkestone
CT20 2BL

£349,500

A well appointed, newly refurbished apartment in the vibrant and picturesque coastal town of Folkestone.

With it's own grand entrance at the front of the building, this apartment is full of character and original charm. The private staircase leads to the light, bright and elegant accommodation, designed for modern living.

From the entrance hall is a space ideal as a snug, home office, or dining area. This leads on to the open-plan kitchen, dining and lounge, perfect for open plan living. The fully fitted, bespoke kitchen, with a large peninsula has quartz work tops and integrated appliances.

The master bedroom has a stylish en-suite, with white sanitaryware. There is a second double bedroom and family bathroom. Every corner of this apartment has been thoughtfully designed to feel comfortable, modern and sophisticated.

Fully refurbished by Woodchurch Property Developers, with new carpets and luxury vinyl flooring throughout this historic building feels brand new.

This property benefits from allocated parking at the rear, a rare find in such a sought-after





location.

This prime location offers the very best of mix of coastal life, with the harbour arm, beautiful sandy beaches and the convenience of a busy town. There are many cafes, bars, restaurants shops and a vibrant cultural scene just moments away.

Folkestone boasts excellent transport links to London and Europe. High-speed trains to London St Pancras in under an hour, easy access to the M20 motorway, and regular coach services. Only 8 miles to the Eurotunnel and 10 miles to The Port of Dover.

To register your interest, arrange a viewing or for more information on this property call us today on 01227 696000.

Share of Freehold

Council Tax Band - A

Mains Water, Sewer, Electricity, Gas with Gas Central Heating

Fixed Wireless Broadband

Service Charge £1090.00 per annum

1097 sq ft





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Key Features

- Cosy and elegant two-bedroom apartment
- Master bedroom with en-suite
- Separate snug/dining area
- Spacious, welcoming open-plan kitchen, dining, & lounge
- Private entrance for added privacy
- Allocated parking space
- Prime location close to Folkestone's seafront, shops, and amenities
- Easy access to transport links
- Newly refurbished apartment
- Conversion by Woodchurch Property Developers

Important Information

Freehold

Apartment - Above Shop

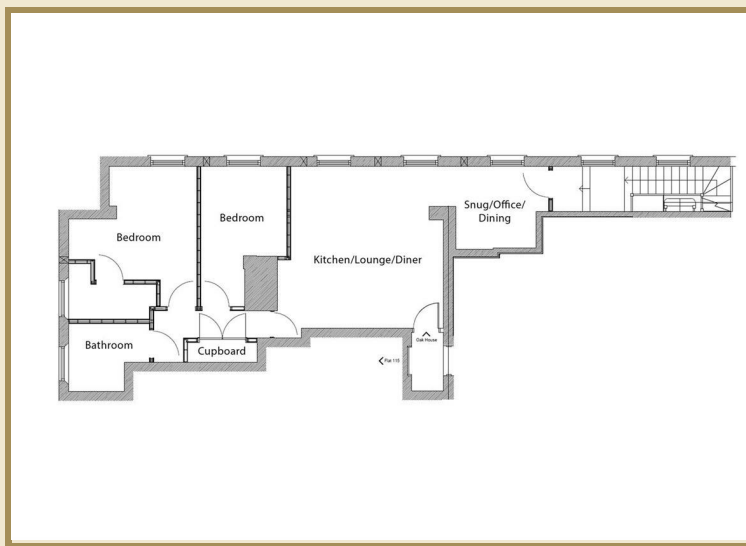
1097.00 sq ft

Council Tax Band A

EPC Rating

Service Charge £1090.00 per annum

£349,500



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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