



The Durlocks,
Offers In Excess Of £325,000



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St. Andrews, The Durlocks, Folkestone, Kent

Offers In Excess Of £325,000

This wonderful cliff top penthouse apartment forms part of an impressive Grade II listed building affording stunning views towards The English Channel. St Andrews benefits from a private gated access to a walkway taking you directly down to the beach and vibrant Harbour area. Here you can enjoy all this area has to offer, having undergone extensive regeneration in recent years with the Harbour Arm and Creative Quarter now providing a variety of eating establishments from fish & chips to fine dining, along with a selection of independent shops, cafes, bars, with a real focus on the arts. The apartment offers extensive accommodation with two double bedrooms, spacious open plan lounge/diner, modern fitted kitchen and two bathrooms. There is ample storage along with lift facility (not to the top floor), allocated parking, beautiful landscape communal gardens and a share of the freehold.

LOCATION

Located close to the harbour area with newly regenerated Harbour Arm offering pop-up restaurants and lighthouse champagne bar. The Old High Street and Creative Quarter are also nearby. Folkestone West and; Folkestone Central Stations both benefit from High Speed services to London St Pancras with journey times of under an hour. The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach. The property has stunning views towards The English Channel and the French coast. Additionally there is a beautiful walk across the East Cliff towards The Warren coastal country park which is located nearby.

DIRECTIONS

From The Stade, which runs adjacent to Folkestone Harbour front, pick up North Street which leads directly into The Durlocks. St. Andrews is a superb conversion found by St. Peters Church and Primary School.

COMMUNAL ENTRANCE

FIFTH FLOOR

ENTRANCE

ENTRANCE HALL

LIVING ROOM

7.38m x 3.61m (24'2" x 11'10")

DINING ROOM

4.43m x 3.49m (14'6" x 11'6")

KITCHEN

5.59m x 2.72m (18'4" x 8'11")

BEDROOM 1

6.04m x 3.60m (19'10" x 11'10")

EN-SUITE SHOWER ROOM

BEDROOM 2

3.78m x 3.53m (12'5" x 11'7")

BATHROOM

3.29m x 2.40m (10'9" x 7'11")

PARKING

COMMUNAL GARDENS

Beautifully maintained communal gardens with various seating areas and private gate to the walkway providing access down to the beach and harbour area.

STORE ROOM

3.30m x 1.93m (10'10" x 6'4")

AGENTS NOTE

Please note, St Andrews has a lift service however the lift only goes to the fourth floor. Flat 27 is located on the fifth floor so there would be access by stairs only from the fourth to the fifth floor.

SHARE OF FREEHOLD

We have been informed by our vendor that the flat is being sold with a share of the freehold.

LEASE DETAILS

We have been informed by our vendor that at the start of 2021 there is 970 years remaining on the lease.

SERVICE CHARGE

We have been informed by our vendor that the service charge is £4675 per annum, this includes all water charges and buildings insurance.

GROUND RENT

We have been informed by our vendor that there is no ground rent payable for this flat.

EPC RATING

EPC - C

Sonic Tape Clause

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

Lease Clause

Lease, ground rent and maintenance details have been provided by the seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed

with the purchase of this property, these details must be verified by your Solicitor.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



