



### 3 Albion Villas, Folkestone

- SEA VIEWS
- SPACIOUS ROOMS
- COUNCIL TAX BAND: D
- SERVICE CHARGE: £650 PER QTR
- 2 BEDROOMS
- WALKING DISTANCE TO TOWN
- BEAUTIFULLY PRESENTED

**Offers In Excess Of £450,000**

**Tenure: Leasehold -  
Share of Freehold**

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HERE TO GET *you* THERE



# 3 Albion Villas, Folkestone

## DESCRIPTION

Welcome to Albion Villas in the charming town of Folkestone! This delightful apartment boasts not only a prime location but also stunning sea views that will take your breath away.

Upon entering, you are greeted by a stunning reception room with picture window to take full advantage of the sea view, perfect for entertaining guests or simply relaxing with your loved ones. Private use balcony to again take advantage of the views. The property features two cosy bedrooms, ideal for a small family or as a peaceful retreat for yourself.

With a well-maintained jack and jill bathroom, you'll have all the convenience you need. The house offers a light and airy living space, creating a warm and welcoming atmosphere throughout.

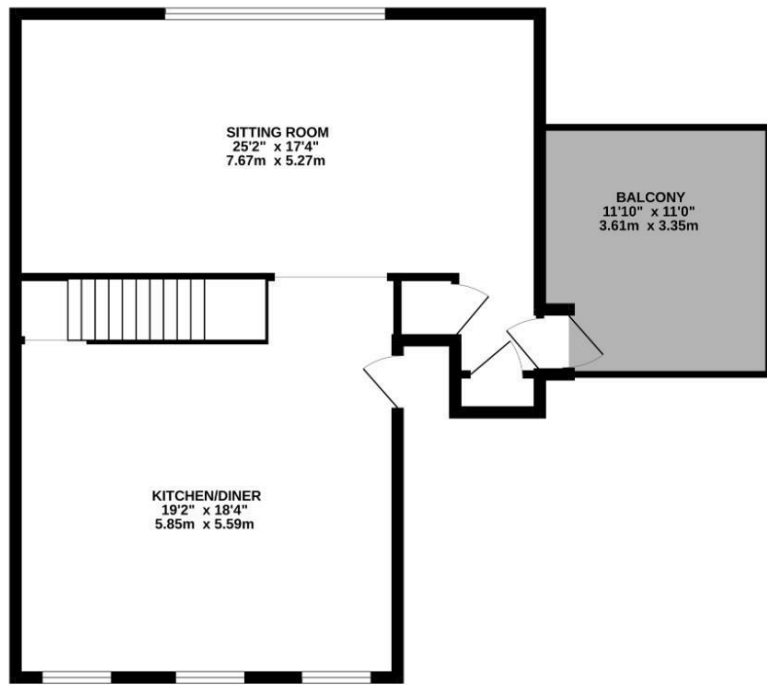
One of the highlights of this property is the share of the freehold, providing you with a sense of ownership and stability. Additionally, you'll have the privilege of enjoying the communal rear garden, perfect for enjoying a cup of tea while soaking up the sun.

Situated close to amenities, you'll have everything you need right at your doorstep. Whether you fancy a leisurely stroll along the coast or a quick trip to the local shops, this location offers the best of both worlds.

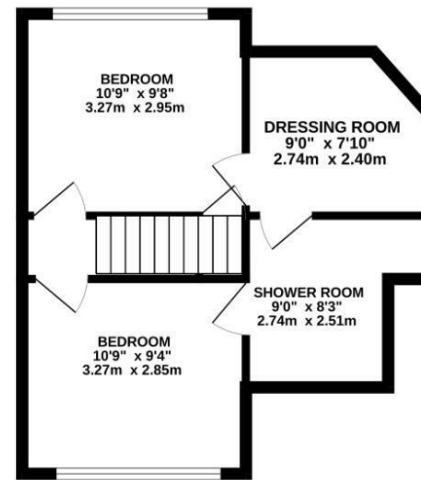
Don't miss out on this fantastic opportunity to own a piece of paradise in Albion Villas. Book a viewing today and start envisioning your new life in this wonderful seaside retreat! NO CHAIN



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax: D

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

93-95 Sandgate Road, Folkestone, CT20 2BQ

Tel: 01303 210335 Email:

folkestone@hunters.com <https://www.hunters.com>



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