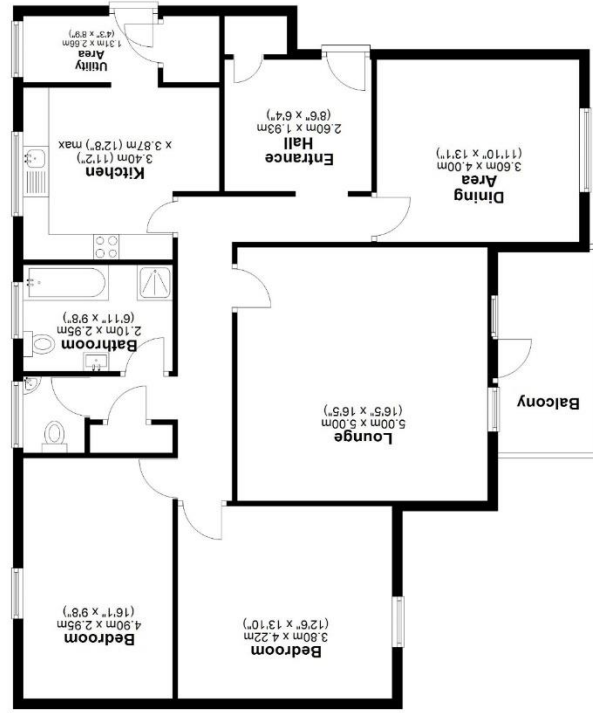


PROPERTY MISDESCRIPTORS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

While every attempt has been made to ensure the accuracy of the contained measurements of rooms, areas, rooms and any other areas an apartment and services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The floor plan produced using Floorplan.

Total area: approx. 118.8 sq. metres (1289.5 sq. feet)



Ground Floor  
Approx. 118.8 sq. metres (1289.5 sq. feet)



www.motis-estates.com

sales@motis-estates.com

01303 212020

CT19 4QJ

Folkestone

Cheriton High St

Suite 1-2, Motis Business Centre

MOTIS  
ESTATES



Sandgate Road, Folkestone

MOTIS  
ESTATES

£310,000

Share of Freehold

- Two/Three Bedroom Contemporary Apartment
- Lift Access
- Located In The Heart Of Folkestone's West End
- No Chain
- Ground Rent - £0
- Garage Included
- Newly Refurbished Building
- Spacious Accommodation With Plenty Of Storage Areas
- Lease Length - 945 Years
- EPC Rating C

Welcome to Cordova Court, where contemporary living meets art-deco charm. This beautifully appointed two/three-bedroom apartment is the epitome of period elegance, ideally situated in the heart of the vibrant town of Folkestone.

This well-presented apartment boasts a welcoming entrance hall which stretches the length of the home, providing access to the spacious living areas and bedrooms. To the front of the building is a large living room with access to the generous balcony which overlooks the communal gardens below. Adjacent to the living room is also a good sized dining room which can be easily utilised as a study or additional double bedroom. To the rear of the home is the well appointed kitchen, which boasts plenty of storage and worktop space, as well as a separate pantry and utility area.

The apartment features two further double bedrooms, each comfortably fitting a double bed and ample furniture. The two bedrooms are serviced by the four piece bathroom room which benefits from a walk in bath for easy access. Next to the bathroom room is also a further W/C and wash basin.

This home also has the unique benefit of two separate entrance points, with the main front entrance benefitting from lift access, whilst the rear access point provides a perfect route from the garage and communal parking.

Externally, Cordova Court offers residents access to beautifully landscaped communal gardens, providing a serene outdoor space to unwind. Whether you're enjoying a morning coffee or an evening stroll.

