



Collingwood Rise

Folkestone CT20 3PX

- Third Floor Purpose-Built Apartment
- Private Balcony Overlooking The Enbrook Valley
 - Fitted Kitchen
- Presented In Excellent Order Throughout
 - Close to Amenities
- Two Bedrooms
- Spacious Open Plan Lounge/Diner
 - Fitted Bathroom
- Communal Parking For Residents
 - No Onward Chain

Asking Price £170,000 Leasehold





Mapps Estates are pleased to bring to the market this well presented third floor apartment with a private balcony from which to admire the stunning panoramic view of the valley below. The spacious and well proportioned accommodation comprises an open plan lounge/diner opening to the balcony, a modern fitted kitchen and bathroom, and two bedrooms. The apartment enjoys a long lease and access to communal residents' parking. Being sold with the added benefit of no onward chain, an early viewing comes highly recommended.

Located in a popular residential area, and only a short walk to the local amenities and public house, with a Tesco supermarket just a short drive away. Conveniently located for the M20 Motorway, Channel Tunnel Terminal and Port of Dover, Folkestone West train station is also situated within walking distance, giving high speed services to St Pancras London in just over 50 minutes. Folkestone town centre itself is easily accessible and offers a comprehensive range of shopping facilities, while the Harbour Arm now boasts a selection of eateries and pop up bars including a Champagne bar situated in the former lighthouse at the end of the pier. This area now forms a vibrant social area with great facilities. Turning back into the town you will find yourself in Folkestone's Creative Quarter, home to artists, creative businesses, independent boutiques, and eateries. The nearby Cinque Port town of Hythe can be reached in approximately ten minutes by car offering a good selection of independent shops together with a Waitrose store. Primary schooling is within five minutes' walk and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

Communal Entrance Hall

With stairs and lift to:

Third Floor:

Private Entrance Hall 11'5 x 3'

With composite front door with inset frosted double glazed panels, built-in cloaks cupboard, wood-panelling to walls, wood effect laminate flooring.

Bedroom 10'10 x 10'7

With UPVC double glazed tilt & turn window, radiator.

Bedroom 10'4 x 8'2

With UPVC double glazed window, built-in wardrobe, radiator.

Bathroom 10'5 (max) x 5'4

With panelled bath with rainfall shower, hand-held shower attachment and shower screen over, pedestal wash hand basin with tiled splashback, WC, built-in shelved store cupboard, part-tiled walls, extractor fan, herringbone effect vinyl flooring and feature wall, heated towel rail.

Open Plan Lounge/Diner 17'9 x 14'8 (max points)

With dual aspect UPVC double glazed tilt & turn windows enjoying impressive views of the valley below, wood effect laminate flooring, two radiators, open doorway through to kitchen, large UPVC double glazed window and sliding door opening to balcony.

Private Balcony 9'6 x 4'11

With frosted safety glass panels with painted metal frame and handrail, enjoying commanding view of the valley below and a distant sea view.

Kitchen 11'8 x 7'1

With UPVC double glazed window enjoying a view of the valley below and a distant view of the sea, fitted rolltop work surfaces with tiled splashbacks inset stainless steel sink/drainers with mixer tap

over, four ring gas hob with electric oven under, range of fitted wood effect store cupboards and drawers, cupboard housing wall-mounted Ideal gas-fired combination boiler, space for fridge/freezer, space and plumbing for washing machine, herringbone effect vinyl flooring.

Service Charge & Ground Rent:

We have been advised by our client that the annual service charge for the period 25th December 2025 to 24th December 2026 is £2,096.09 (£524.02 paid quarterly); ground rent included in service charge.

Lease:

We have been advised there is the remainder of a 999 year lease from 2000.



Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.