



Cheriton Road,
Guide Price £170,000

- Semi Detached House
- Ground Floor Protected Tenancy
- In Need Of Work
- EPC - G



Reeds Rains

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Cheriton Road, Folkestone, Kent

Guide Price £170,000

CASH BUYERS ONLY.....INVESTMENT PURCHASE
- GUIDE PRICE OF £170,000 - £185,000..... Semi-detached house subject to ground floor protected tenancy arrangement. The accommodation, which is not self contained is in need of full modernisation throughout. There is currently a protected tenancy occupying the ground floor rooms and is paying £200 per calendar month. The property is being offered to the open market with the protected tenancy and vacant first and second floors. Cash buyers only due to its unique nature. Reeds Rains recommend early viewing in order to avoid missing out on this investment property.

LOCATION

Being only about 2 miles from Folkestone town centre and within one mile of Folkestone West Station where the High Speed Link service to London, St Pancras is available (commuter times of under an hour). The motorway link is served by the nearby M20 (Junction 12), with the continent easily accessible via the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1, 3 and 5 miles away respectively. The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short stroll away. The village of Sandgate offering a range of independently owned shops, bars and restaurants are again only a short walk away. There are a number of good/outstanding schools in the vicinity, including the much sought after Sandgate Primary School along with the boys' and girls' grammar schools. The Cinque Ports Town of Hythe, approximately 3.5 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

SITUATION

We are informed by solicitors that the existing occupier to the ground floor is a protected tenant who has been in residence since 1978. Solicitors have also advised that

the tenant is currently residing in the property under a lifetime tenancy and is paying a monthly rent of £200. We understand that the life tenant has the right to live in their property indefinitely until death. The rights of protected tenants are guaranteed by law and cannot be overridden by the terms of a tenancy agreement.

EPC RATING

EPC - G

Sonic Tape Clause

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

Floorplan Clause

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



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.