



**Flat 201, The Metropole The Leas, Folkestone - CT20 2LU**

Guide Price **£235,000**

Approximate Gross Internal Area = 67 sq m / 718 sq ft

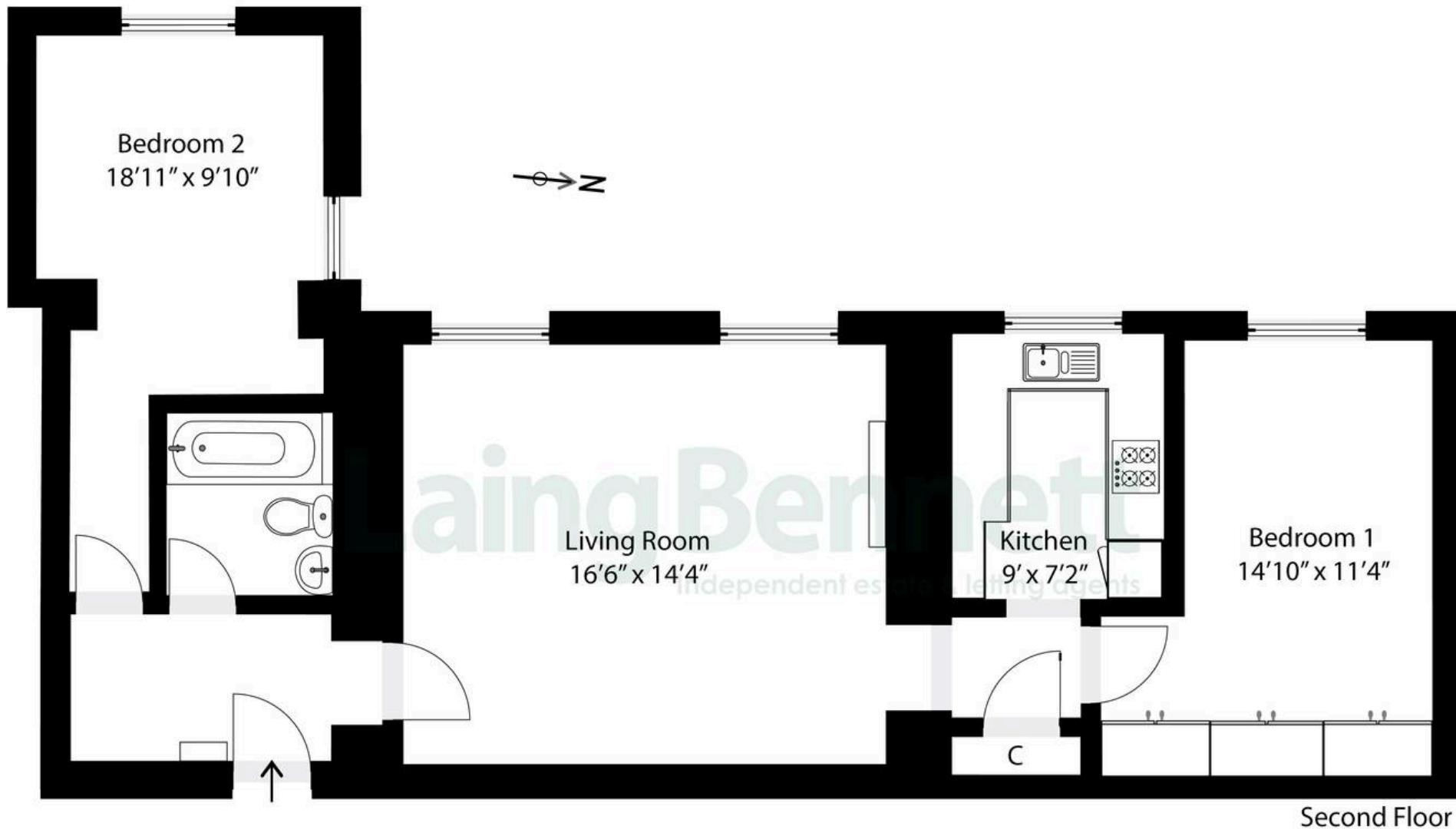
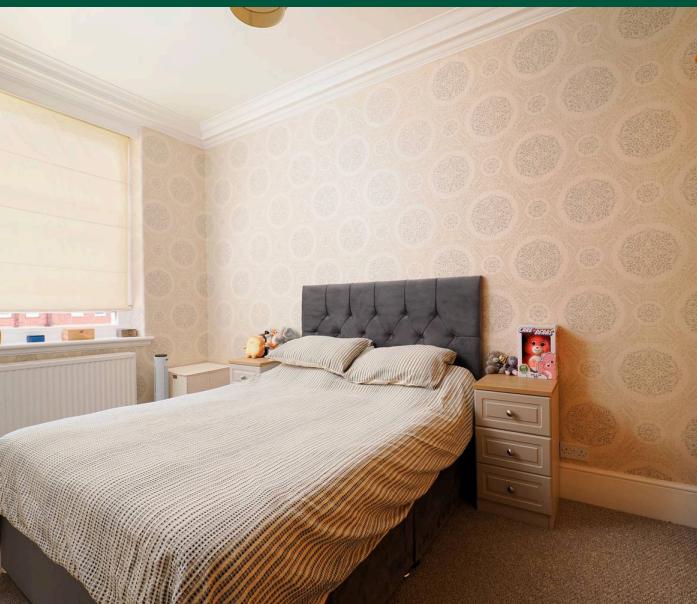
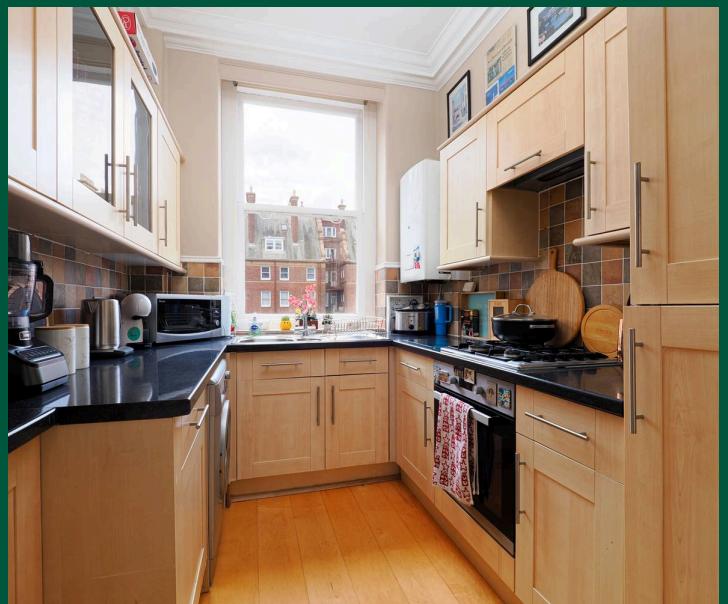


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.

Not to scale. Outbuildings are not shown in actual location.

© Unauthorised reproduction prohibited - chriskemps@hotmail.com



## Flat 201

The Metropole The Leas, Folkestone

Located within the prestigious Grade II listed Metropole, an iconic late 19th-century building of architectural and historical significance, this second floor two-bedroom apartment offers elegant living in the heart of Folkestone's West End. Positioned on the renowned Leas promenade, the property enjoys close proximity to the town centre, the beach, and excellent transport links. Internally, the accommodation includes a spacious living room, a separate kitchen, two well-proportioned double bedrooms, and a bathroom. The apartment benefits from high ceilings, large windows, and a bright and airy layout extending to approximately 718 sq ft. This characterful home presents a wonderful opportunity to enjoy period charm and modern convenience in one of Folkestone's most celebrated buildings. Residents' parking and communal gardens. Leasehold with 981 years remaining. No forward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

01303 863393

[info@laingbennett.co.uk](mailto:info@laingbennett.co.uk)

[www.laingbennett.co.uk/](http://www.laingbennett.co.uk/)

DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.