















The Grand, The Leas, Folkestone

Reeds Rains

Asking Price: £325,000
Leasehold

reedsrains.co.uk

The Lodge, The Grand, The Leas, Folkestone, Kent, CT20 2LR

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Council Tax Band: B
EPC Rating: E

Forming part of this historic Grade II clifftop building is this West End maisonette. The property is located in the famous Grand which is ideally located along the Leas promenade offering cliff top walks and views over the English Channel. Once inside this apartment, you will find four bedrooms with two bathrooms, a spacious reception room, a good size kitchen/dining room, a beautiful bathroom with freestanding roll top bath and a separate cloakroom wc. The property is being offered with no forward chain.

Location
Situated in the heart of the West End of Folkestone, this apartment is located just a short stroll from The Leas promenade. A ten minute walk from the high speed rail station, offering 55 minute services to St Pancras and with well regarded primary and secondary/grammar schools within walking distance. Folkestone is fast being recognised by commuters as the perfect place to be with i's well priced housing stock, easy access to London and glorious situation by the sea. The West End of Folkestone is characterised by period properties and also features The Grand, with its beautiful seaside promenade, frequented at the turn of the century by Royalty and High Society. There are plenty of bars, cafes and restaurants as well as numerous shops and local amenities. The nearby harbour area includes the renowned Rocksalt restaurant and multiple other fine dining locations and a huge regeneration programme proposed underway together with the already established 'creative quarter'.

The Grand
The Grand was built approximately 100 years ago in what was then one of the most fashionable and prosperous coastal towns. Initially the property was constructed as a gentleman's club and designed by a local builder who was known to be at the forefront of innovative design. The Grand was frequently used by King Edward VII as well as many other noted regular visitors/inhabitants over the years to include Agatha Christie, who wrote on the Orient Express and Michael Caine amongst many others.

Communal Entrance
Revolving door to impressive lobby area with wood panel walls and intercom to apartments. From the moment you enter The Grand via the revolving entrance door you get the sense of history and grandiose with wood panelled walls and decorative domed atrium. Lift facility.

Entrance Hall

Cloakroom wc

Bedroom
14'1" x 8'11" (4.3m x 2.72m)

Bedroom
23'10" x 9' (7.26m x 2.74m)

Dressing Room
9' x 8'4" (2.74m x 2.54m)

FIRST FLOOR

Bedroom
13'9" x 13'9" (4.2m x 4.2m)

Bathroom
13'9" x 9'6" (4.2m x 2.9m)

Bedroom
23'10" x 9' (7.26m x 2.74m)

Dressing Room
8'4" x 9' (2.54m x 2.74m)

Family Bathroom
6'5" x 6'3" (1.96m x 1.9m)

Kitchen/Diner
17'10" x 10'11" (5.44m x 3.33m)

Living Room
17'9" x 14'7" (5.4m x 4.45m)

Lease Details
We have been informed by our vendor that the property will be sold with a 999 year lease.

Service Charge
We have been informed by our vendor that this property will have a 1% contribution to the annual service charge for The Grand.

Ground Rent
We have been informed by our vendor that there is no ground rent payable for this property.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser 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.



Total area: approx. 162.5 sq. metres (1748.7 sq. feet)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.