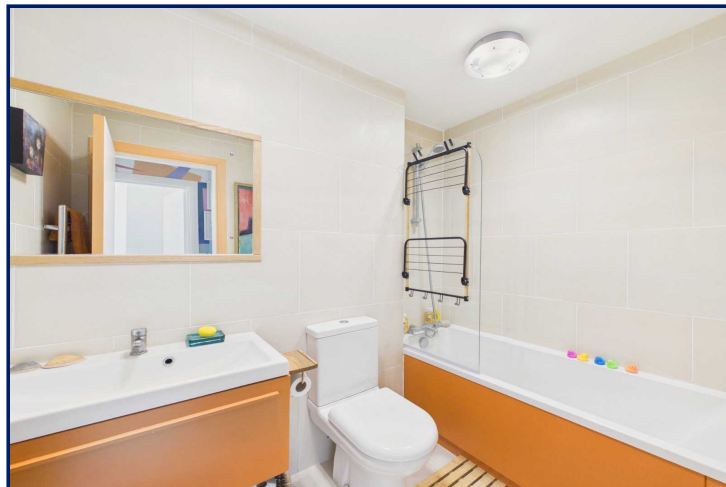
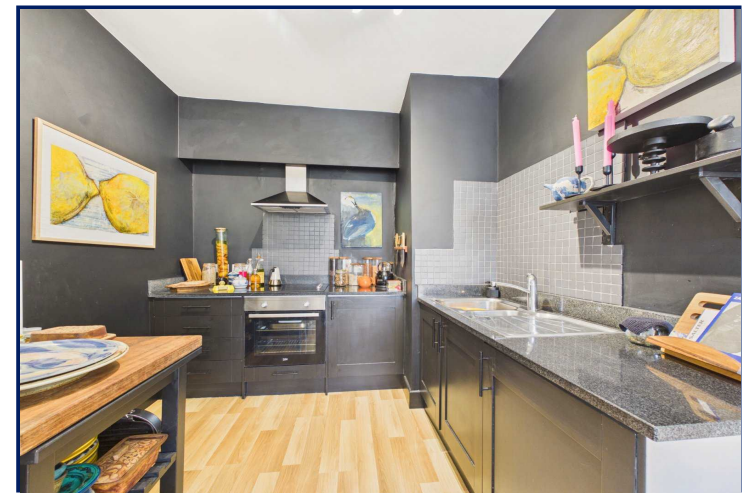
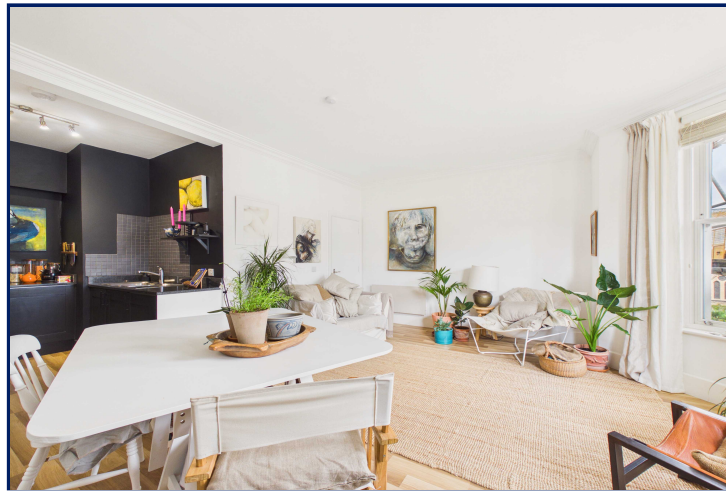
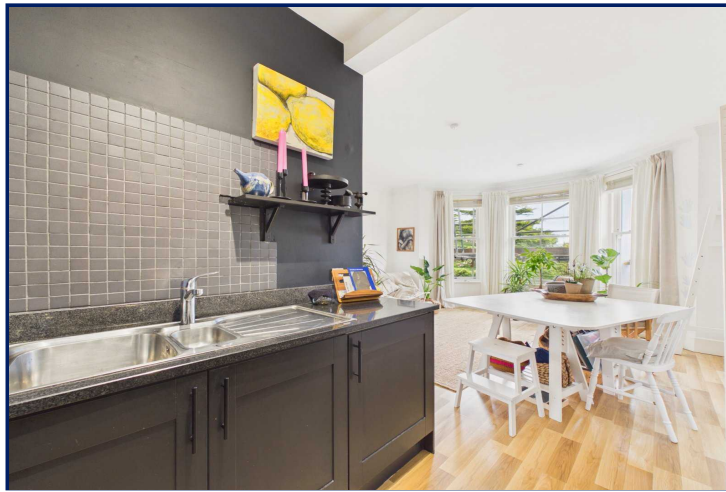




Trinity Crescent,
Folkestone

Asking Price: £175,000
Share of Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Flat 7, 7 Trinity Crescent, Folkestone, CT20 2ES
Asking Price: £175,000 Share of Freehold

Council Tax Band: B
EPC Rating: C

A wonderful apartment located in the heart of the favoured west end of Folkestone, being conveniently situated for the town, The Leas Promenade and Folkestone Central train station with fast link connection. The accommodation features light and airy accommodation to include a modern open plan kitchen/living room, modern bathroom and good size bedroom. The property comes with a share of the freehold and our vendor has highlighted how well the property is managed as the residents work closely with the managing agents. To the rear of the property there is a communal garden for sole use home owners only. Internal highly recommended for this desirable apartment.

Location

Situated in the heart of the West End of Folkestone, this apartment is located just a short stroll from The Leas promenade. A less than ten minute walk from the high speed rail station, offering fast services to St Pancras in under an hour and with well regarded primary and secondary schools within walking distance. Folkestone is fast being recognised by commuters as the perfect place to be with its well priced housing stock, easy access to London and glorious situation by the sea. The West End of Folkestone is lined with 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 a huge regeneration programme proposed in coming years, together with the already established 'creative quarter'.

Communal Entrance

Secure entry into the impressive entrance hall with access to the communal gardens and superb staircase to the second floor with door to:

Communal Garden

Attractive well kept communal garden for use of owner occupiers.

Share Of Freehold

We have been informed by our vendor that the property comes with a share of the freehold.

Lease Details

We have been informed by our vendor that the property comes with a 125 year lease from 1st July 2013.

Maintenance Charges

We have been informed by our vendor that the service charge is £1800 per annum.

Ground Rent

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

Agents Note

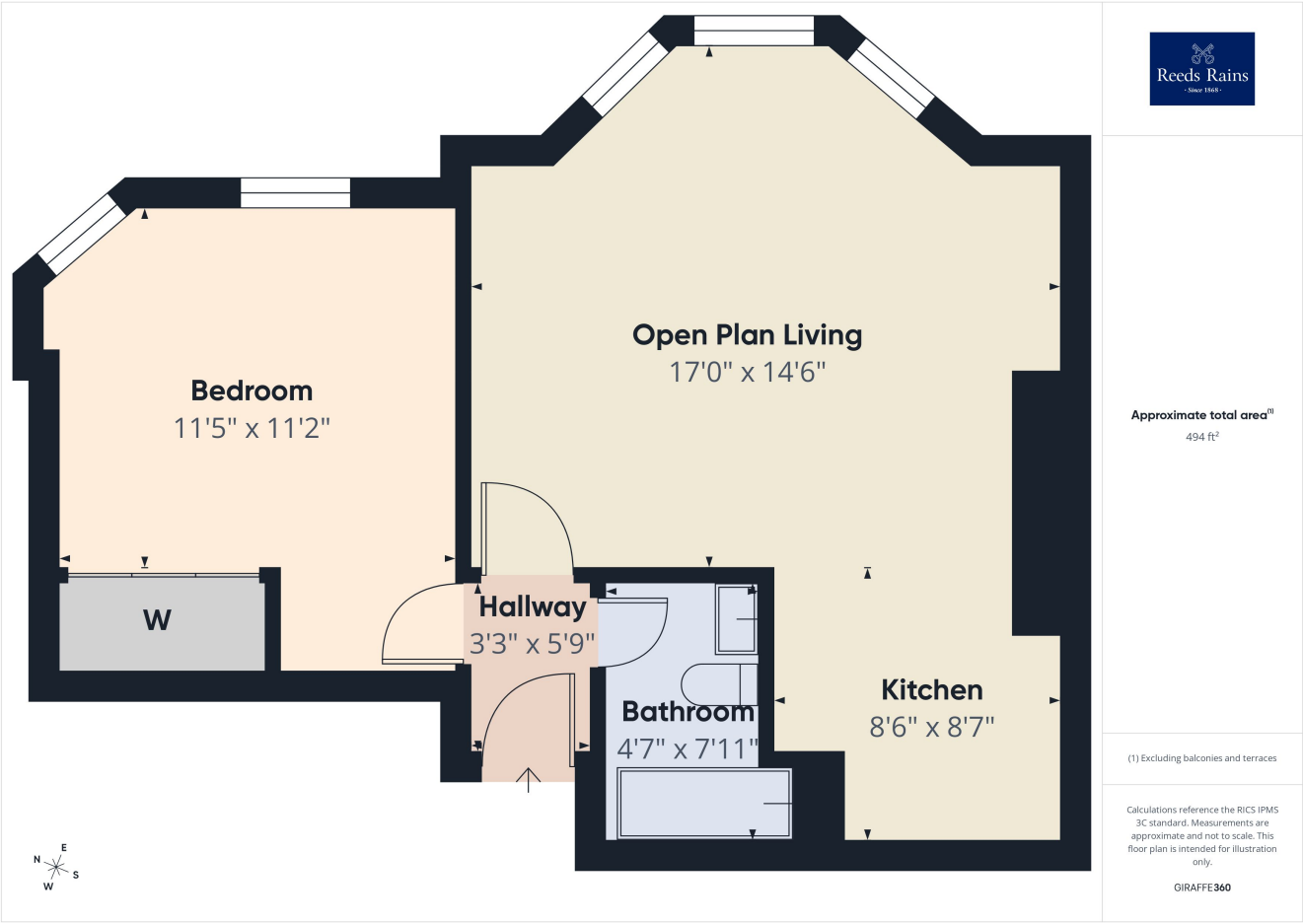
If an offer is accepted on a property marketed by Reeds Rains, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations and we use a specialist third-party company to carry out these checks. The fee is £30 plus VAT (£36 including VAT) per transaction, payable once the offer is agreed and before the sales memorandum is issued. Please note that once paid, this charge is non-refundable.

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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.



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.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)