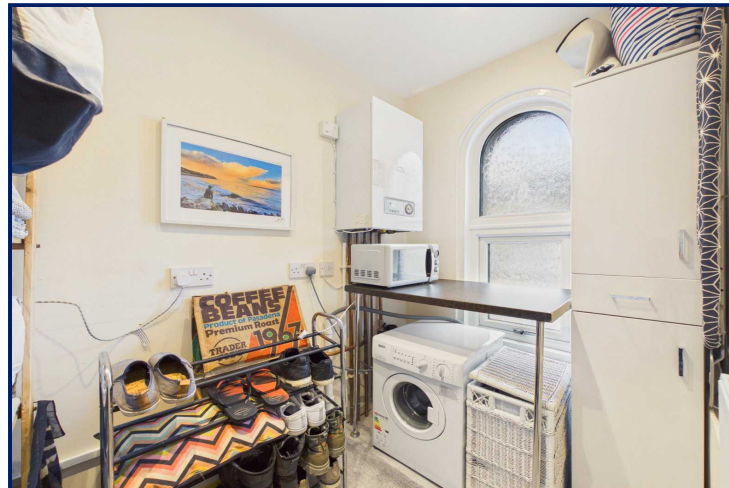
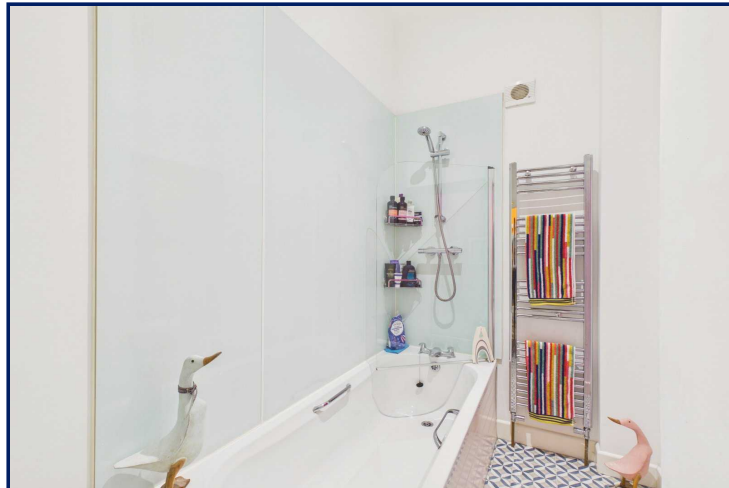
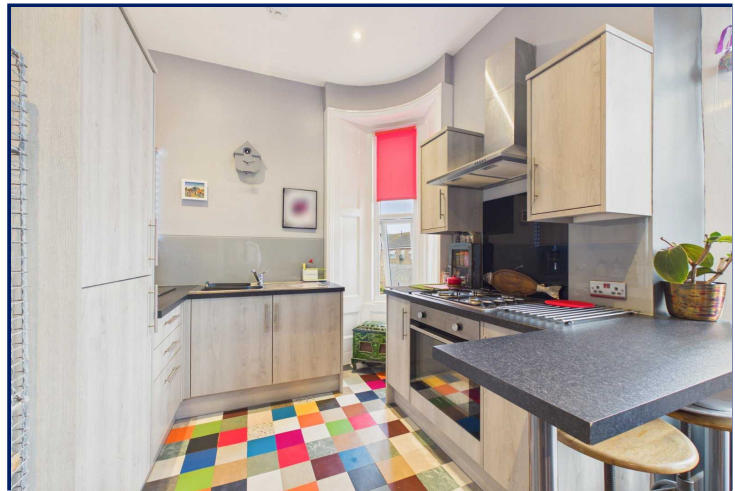
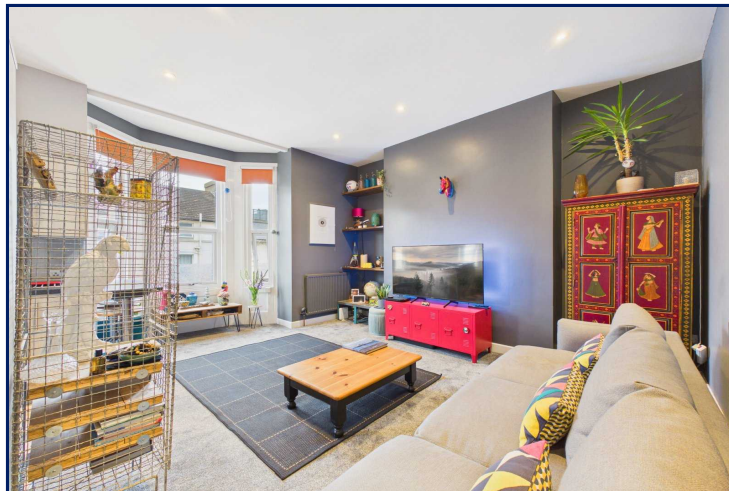
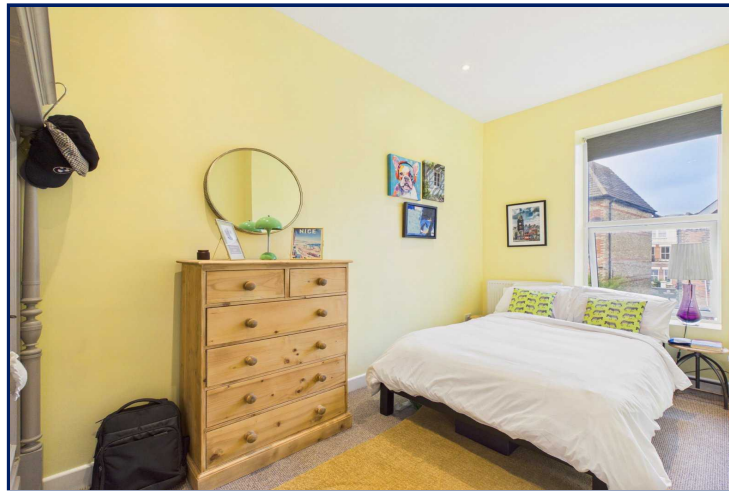




Victoria Grove,
Folkestone

Offers Over: £175,000
Leasehold

 **Reeds Rains**

reedsrains.co.uk

First Floor Flat, 14 Victoria Grove, Folkestone, CT20 1BX
Offers Over: £175,000

Council Tax Band: A
EPC Rating: C

Reeds Rains are delighted to introduce to the market this superbly presented two-bedroom first-floor apartment, offering generously proportioned accommodation, impressive high ceilings and a convenient location.

Ideally situated within easy walking distance of the town centre, mainline railway station and seafront, the property is perfectly positioned for those looking to enjoy the best of what the area has to offer.

Internally, the apartment occupies the first floor and comprises two well-proportioned double bedrooms, a spacious open-plan lounge/dining room, a modern fitted bathroom and a separate utility room.

This attractive apartment is offered to the open market exclusively through sole agents Reeds Rains, with early viewing highly recommended to fully appreciate the accommodation and location on offer.

Location

Victoria Grove is ideally positioned within the popular coastal town of Folkestone, offering an appealing combination of local convenience, character and easy access to the mainline railway station, town centre and seafront.

Folkestone is renowned for its attractive coastline, historic charm and vibrant mix of independent shops, cafés, restaurants and leisure facilities. The nearby town centre provides a wide range of everyday amenities, while the picturesque Folkestone Harbour and Creative Quarter offer an excellent choice of places to eat, drink and enjoy the town’s distinctive atmosphere.

For those who enjoy the outdoors, the stunning Kent coastline is close at hand, with scenic walks and panoramic sea views readily accessible. The famous Leas provides a particularly attractive setting for leisurely strolls and enjoying the coastal scenery.

Victoria Grove also benefits from Folkestone’s excellent transport connections, including Folkestone Central railway station, providing services towards London and other destinations. The M20 is also within convenient reach, making the location well suited to commuters and those wishing to explore the wider Kent and South East region.

With its blend of coastal living, excellent amenities and convenient transport links, Victoria Grove represents an attractive location for both homeowners and investors alike.

Communal Entrance

Via secure entry door. Stairs to first floor.

Lease Details

We have been informed by our vendor that the property has a 125 year lease from 2021.

Service Charge

We have been informed by our vendor that the service charge is £100 per month.

Ground Rent

We have been informed by our vendor that the ground rent is £250 per annum.

The Reeds Rains branch at 85 Sandgate Road, Folkestone, Kent CT20 2AF is operated by Francis Dumbrell Limited which is independently owned and operated under a Licence from Reeds Rains Limited. Francis Dumbrell Limited is registered in England within Company Number 06222470. Registered Office: 85 Sandgate Road, Folkestone, Kent CT20 2AF

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.

