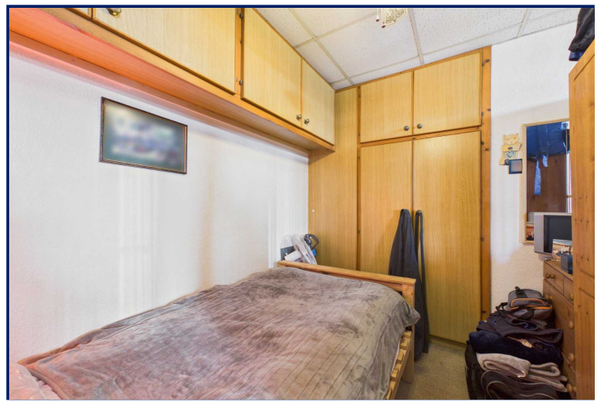
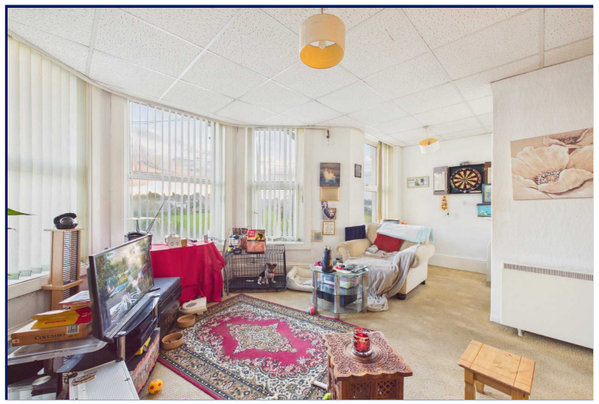
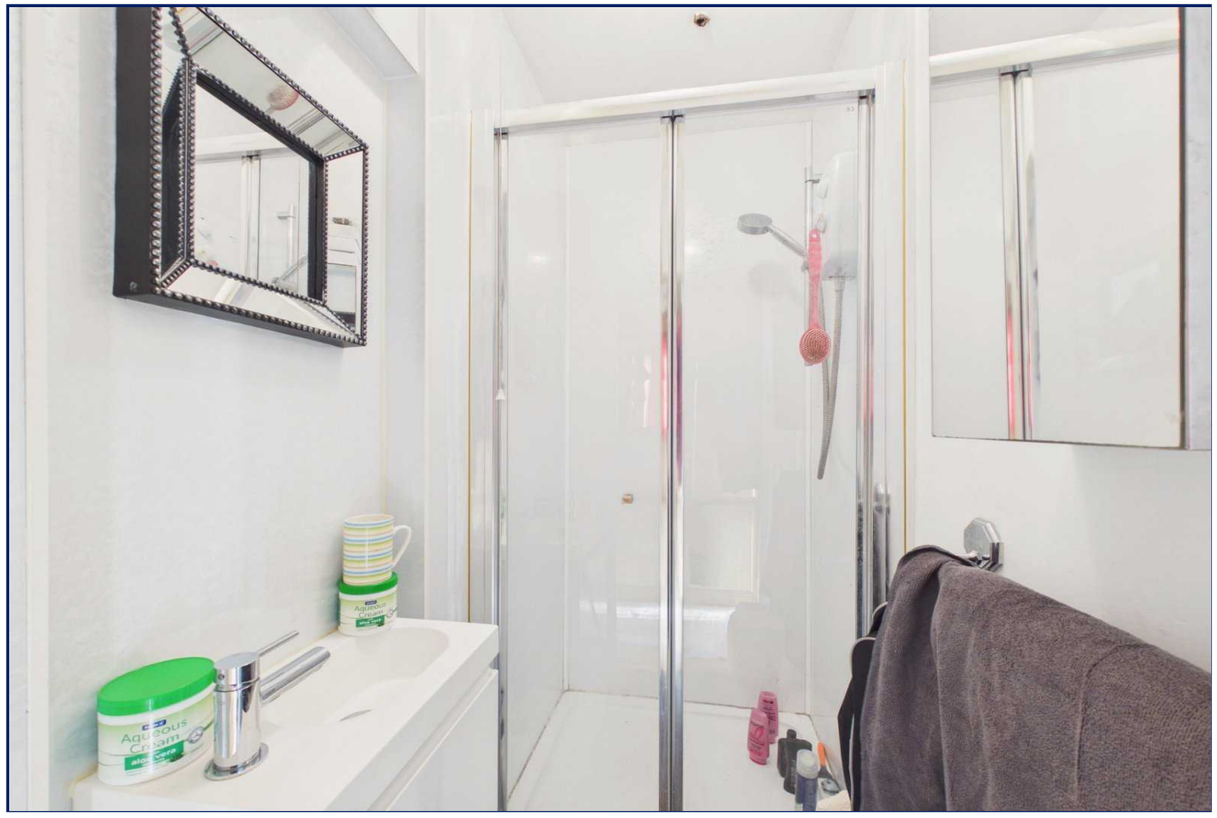
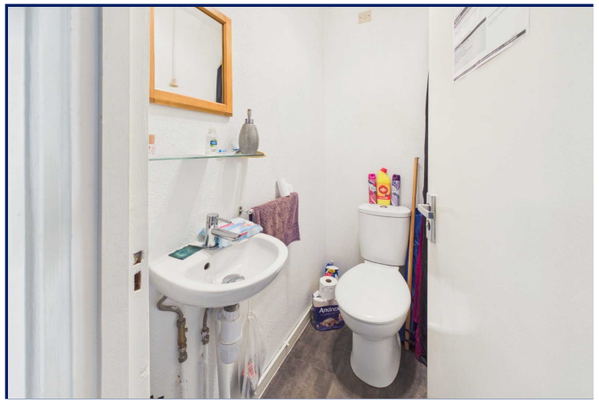
















Shorncliffe Road,
Folkestone

Asking Price: £90,000
Leasehold

Reeds Rains

reedsrains.co.uk

Flat C, 104 Shorncliffe Road, Folkestone, CT20 2PG

Asking Price: £90,000

Council Tax Band: A
EPC Rating: D

* INVESTMENT PROPERTY* Located in a popular and convenient area, being a short walk to Folkestone West train station with fast link connection. This studio apartment offers a bright and airy living space with large sunny aspect bay windows and an internal partitioned bedroom area with wardrobe. Further accommodation includes a kitchen, shower room and a separate wc. The property is currently let to a long standing tenant.

Location
Shorncliffe Road is located in the sought after West end of Folkestone ideally placed to take advantage of the high speed train operating to London St. Pancras from Folkestone Central and Folkestone West. Folkestone town centre and harbour area has a selection of shops, bars, restaurants, hotels to include the regenerated Harbour Arm. The famous Folkestone Leas with Bandstand and Leas Cliff Hall which provides various entertainments and offers access to the Lower Leas with wonderful Coastal Park . Folkestone also has its own sports centre and swimming pool and water sports along the coast. The property is well placed for the M20 giving access to the Channel Tunnel Terminal at Cheriton and the Port of Dover with its cross Channel ferry services to the Continent. There is also a good selection of schools including boys & girls grammar schools and the highly regarded Sandgate Primary School within the area.

Directions
From Folkestone West Station, turn right picking up Shorncliffe Road heading towards the town centre. The property can then be found on your right hand side just after the junction of Broadfield Road.

Communal Entrance Hall
Stairs access to First Floor.

Lease Details
To be confirmed.

Service Charge
We understand from our vendor that in 2024 the service charge was £479.59. In 2025, the seller paid £500 for the service charge. The seller is awaiting confirmation of the service charge costs for 2026.

Ground Rent
We understand from our vendor that the ground rent is £250 per annum.

Tenancy
This property is being sold as an investment opportunity with the current tenant paying £375 per calendar month. The current tenancy has been running since 2015 and the rental is considered well below the market value.

AML
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.

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.



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.