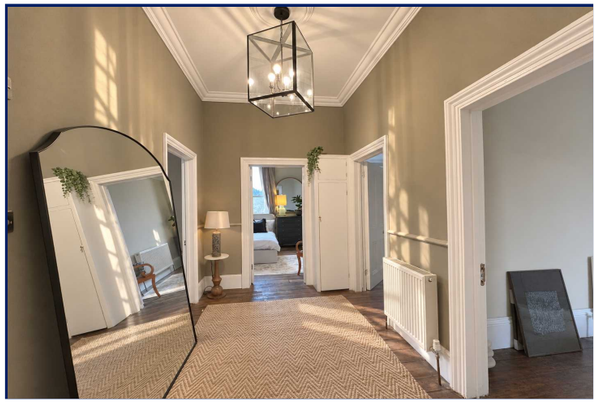


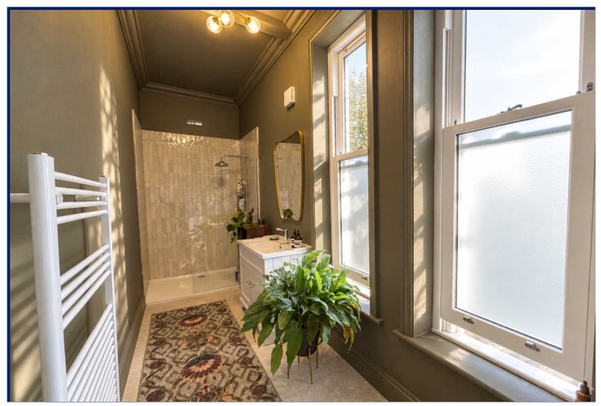


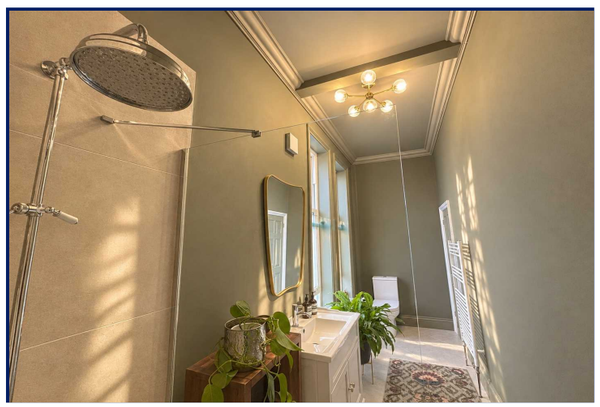












Clifton Road,
Folkestone

Asking Price: £350,000
Leasehold

Reeds Rains

reedsrains.co.uk

Flat B, 2 Clifton Road, Folkestone, CT20 2EH

Asking Price: £350,000

Council Tax Band: C
EPC Rating: TBC

Beautifully presented and finished to an exceptional standard, this stunning first-floor apartment occupies a highly desirable location, conveniently positioned close to the town centre, The Leas Promenade and Folkestone Central railway station, offering fast rail connections.

Having undergone an extensive programme of refurbishment by the current owners, the apartment has been transformed into a truly stylish and luxurious home. Retaining an abundance of character, the property boasts impressive high ceilings with decorative cornicing, complemented by a beautifully appointed shaker-style kitchen featuring integrated appliances and elegant granite worktops.

Further accommodation comprises a stylish contemporary shower room, two generous double bedrooms and a magnificent living room, creating a wonderful blend of charm, character and modern living.

Additional benefits include nine new heritage-style sash double glazed windows and a long lease. An internal viewing is highly recommended to fully appreciate the quality, style and exceptional appeal of this beautiful 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'.

Lease Details
We have been informed by our vendor that the apartment has a 999 year lease.

Service Charge
We have been informed by our vendor that the service charge for the last calendar year was £933.

Ground Rent
We have been informed by our vendor that the ground rent is £1 per annum.

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.

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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.