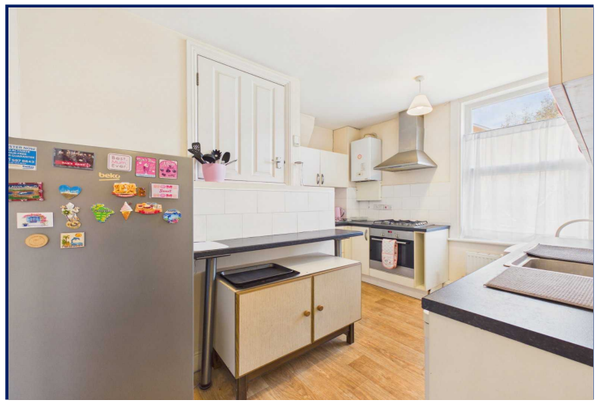




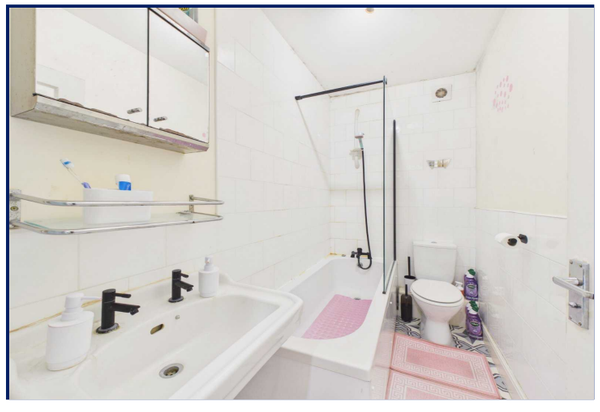












Manor Road,
Folkestone

Asking Price: £260,000
Leasehold

Reeds Rains

reedsrains.co.uk

Flat 2, 33 Manor Road, Folkestone, CT20 2SE

Asking Price: £260,000

Council Tax Band: B
EPC Rating: TBC

Reeds Rains are delighted to present to the market this spacious and well-presented two-bedroom first-floor apartment, with allocated parking, ideally situated on Manor Road, within easy walking distance of the mainline railway station and local town centre.

Located on the first floor of this attractive and impressive building, the accommodation briefly comprises two generous double bedrooms, a spacious lounge, fitted kitchen and a contemporary bathroom.

This apartment benefits from one allocated parking space to the front of the building.

The property is offered for sale with the benefit of a long lease. Early viewing is highly recommended by Reeds Rains to fully appreciate the accommodation and convenient location on offer.

Location
Manor Road 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.

Allocated Parking
We have been informed by our vendor that the apartment comes with one allocated parking space.

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 2013.

Service Charge
We have been informed by our vendor that the service charge is £1500 per annum.

Ground Rent
We have been informed by our vendor that the ground rent currently is £100 per annum. The ground rent is due to increase to £200 per annum in 2034.

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.

Other important information which you will need to know about this property can be found at reedsrains.co.uk