

44 THE METROPOLE

The Leas, Folkestone, Kent



An extremely spacious and elegant 3 bedroom apartment situated on the fourth floor with a panorama of views across the town towards the north downs, Dover harbour, and from the sitting room the English Channel.

PRICE GUIDE: £395,000 LEASEHOLD
(Owns a share in the Freehold)

44 The Metropole, The Leas, Folkestone, CT20 2LU

Situation & Description

The Metropole is situated on the famous Leas Promenade with its swathe of lawns and views to France providing a delightful walk into Folkestone. The town centre provides good shopping, entertainment and leisure facilities with a good selection of schools in the area. The lovely harbour at Folkestone is a further walk away and enjoys a bustling Harbour Arm with seasonal festivities, and the Old High Street within the Creative Quarter affords charming café's and eateries whilst fine dining can be found at the renowned Rocksalt restaurant with its views over the harbour. The Leas Cliff Hall nearby offers a variety of live entertainment throughout the year and the Cathedral city of Canterbury with its shops and theatre is approximately 20 miles away.

Communications are excellent with access to the continent by the Eurostar services from Ashford International, the Channel Tunnel terminal at Cheriton, or via Dover harbour. The M20 motorway is a short drive away leading to London and the M25 orbital. The high speed rail link with a journey time of under an hour to London St Pancras is within walking distance together with rail services to Ashford and London Charing Cross.

The Metropole is a fine Grade II listed building of Architectural and Historical interest and was built in 1897/98 as a Hotel.

44 The Metropole is situated on the fourth floor, east wing and approached via a lift. The apartment benefits from spacious three bedroom accommodation with an enviable aspect and lovely views towards the sea. There is a good sized locked storage cupboard in the main hallway.

The accommodation comprises:-

HALL

With video entryphone, 2 radiators, telephone point, glazed double doors.

THROUGH SITTING/DINING ROOM

Double aspect, 2 radiators, 2 T.V. aerial points, 4 wall light points, recess with window seat with wonderful views towards the sea and on a clear day the French coast, glazed double doors.



Sitting Area



Dining Area

KITCHEN/BREAKFAST ROOM

Newly fitted kitchen comprising Lamona sink unit with 1 ½ bowls set in work surface with cupboards, drawers, Lamona washing machine and freezer below. Further work surfaces with Lamona dishwasher, deep pan drawers below, Lamona ceramic hob, matching wall mounted cupboards, Neff eye level fan assisted double oven with cupboard above and drawers below, slimline broom cupboard, Lamona full height fridge, Glowworm wall mounted gas fired boiler with time controls for central heating and hot water. 2 radiators, tiled splashbacks.

BEDROOM 1

Radiator, fitted wardrobe cupboards, Colonial style window shutters.

EN-SUITE SHOWER ROOM

Large shower cubicle with thermostatic shower and seat, wash hand basin with electric strip light and shaver socket over, low level W.C., tiled walls, radiator, built in linen cupboard.

BEDROOM 2

Built in wardrobe cupboard with hanging and shelf over, radiator, Colonial style window shutters.

BEDROOM 3

Radiator, Colonial style window shutters.

BATHROOM

Walk in bath with corner hand shower and Triton electric shower over, wash hand basin set in unit with cupboards below, electric strip light over, low level W.C., heated ladder radiator/towel rail, tiled walls.

STORE ROOMS 16 & 17

Two adjoining store rooms which have been made into one 'L' shaped room and are situated in the main hallway.

OUTSIDE

PARKING

General parking for residents and guests is available to the rear of the building.



Kitchen/Breakfast Room



GENERAL INFORMATION

SERVICES

All mains services are connected. Central heating and hot water from the Glowworm combination gas fired boiler. *(The central heating and hot water system(s), together with any appliances mentioned in the particulars, have not been tested by Smith Woolley).*

TENURE

Leasehold.

LEASE

999 years until 31st March 3006

GROUND RENT

£70.00 per annum.

MAINTENANCE CHARGE

The basic maintenance charge to include water and wastewater, subject to budget for the half year to 30th September 2021 is £1,703.47

COUNCIL TAX

Currently listed in band D - Charge for financial year 2020/2021 is £1,982.29 by Folkestone & Hythe District Council – Telephone: 01303- 853000.

FIXTURES AND FITTINGS

The fitted carpets, curtains and Colonial style window shutters are included in the price quoted. Fixtures and fittings not mentioned in the particulars, are excluded from the sale but may be available to a purchaser by separate negotiation if required.

VIEWING

STRICTLY BY APPOINTMENT THROUGH THIS OFFICE.

PARTICULARS

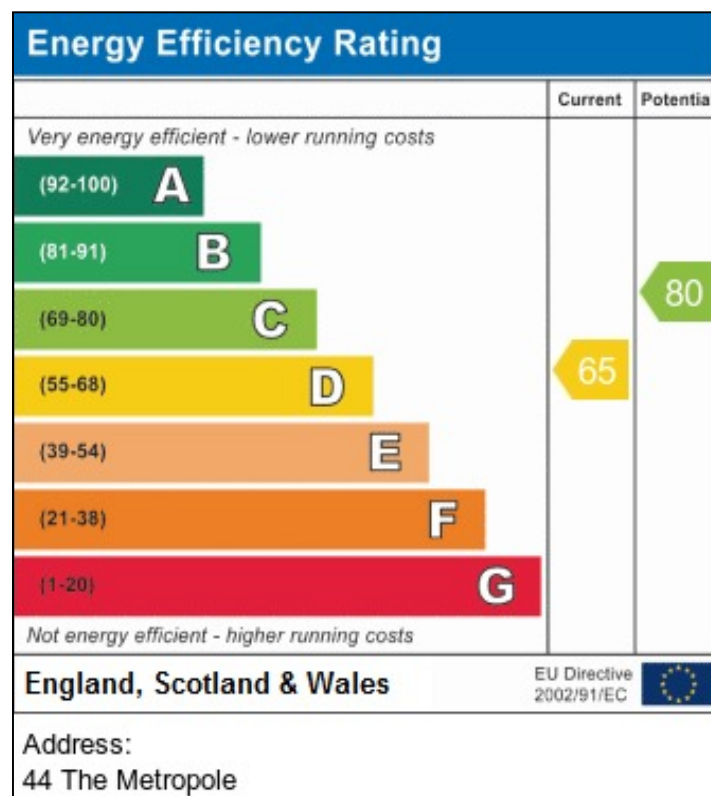
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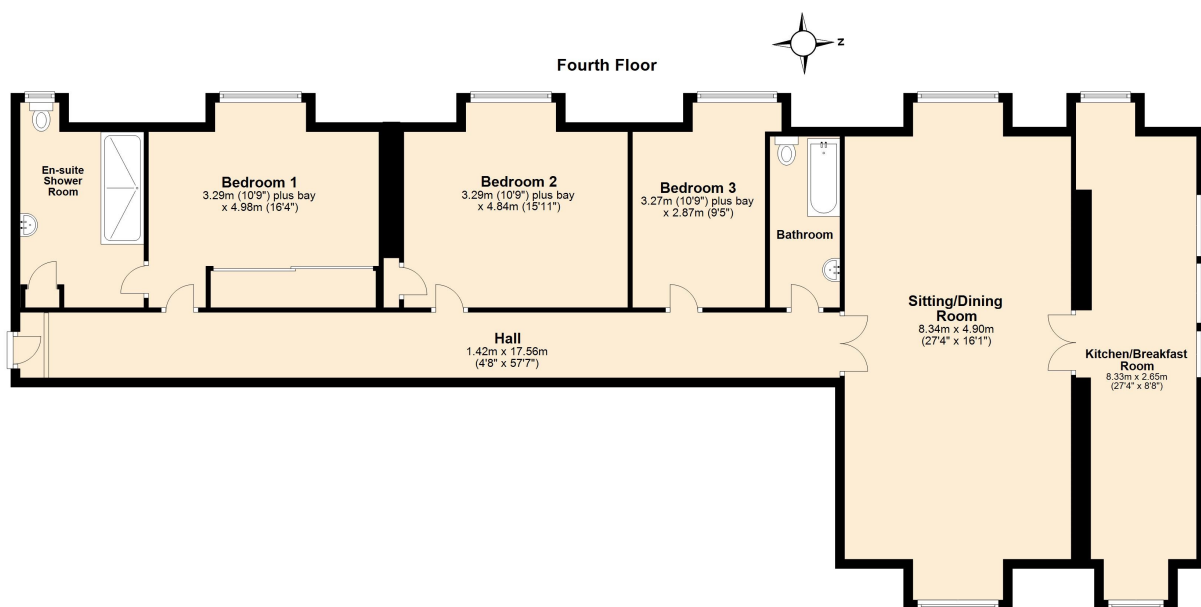




View from Kitchen



View from Sitting Room



Floor Plans for Identification Purposes Only
All sizes are approximate