

## 23 WALDORF APARTMENTS

Sandgate Road, Folkestone



*A comfortable 2 bedroom first floor apartment with car parking space, lift and south facing balcony situated within a couple of minutes walk of the town centre.*

**PRICE GUIDE: £197,500 LEASEHOLD**

## **23 Waldorf Apartments, Sandgate Road, Folkestone, Kent CT20 2EE**

### **Situation & Description**

The Waldorf Apartments are situated within a minutes walk of the town centre. Folkestone 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 harbour area is undergoing a major regeneration programme that will have a positive impact on Folkestone in the future.

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 Waldorf is a purpose built block, sub divided into 2 blocks of 40 apartments with one lift serving each block, and was built around 2003. Apartment 23 is on the first floor, south facing and benefitting from a designated car parking space.

### **The accommodation comprises:-**

#### **HALL**

Entryphone, radiator, heating thermostat, recessed downlighters.

#### **SITTING ROOM**

2 wall light points, telephone point, T.V. and FM point, radiator, uPVC sealed unit casement doors to south facing **balcony**.

#### **KITCHEN**

Stainless steel sink unit 1 ½ bowls and mixer tap set in work surface with cupboards and space under. Further worksurfaces with cupboards, drawers and integrated dishwasher under, space for electric cooker, extractor hood and filter over, integrated fridge/freezer unit, range of wall mounted cupboards, radiator, part tiled walls, cupboard housing Worcester combination gas fired boiler, recessed downlighters and tiled floor.



## **BEDROOM 1**

Built in wardrobe cupboard with double doors, hanging and shelf over, radiator, wall light point, T.V. aerial point, telephone point.

## **EN-SUITE SHOWER ROOM**

With large shower cubicle with Aqualisa shower, pedestal wash hand basin with electric shaver socket over, low level W.C., radiator, part tiled walls, recessed downlighters and tiled floor.

## **BEDROOM 2**

Radiator, T.V. and FM aerial points, telephone point.

## **BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin with electric shaver socket over, low level W.C., radiator, part tiled walls, recessed downlighters, tiled floor.

## **OUTSIDE**

### **PARKING**

There is a designated car parking space at the rear of The Waldorf (Langhorne Gardens) which is number 44.

## **GENERAL INFORMATION**

### **SERVICES**

All mains services are connected. Central heating and hot water from the Worcester 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**

120 years from 24<sup>th</sup> June 1987

### **GROUND RENT**

£400 per annum doubling every 25 years from 1987.





## **MAINTENANCE CHARGE**

2.5% of total outgoings. Basic maintenance charge subject to budget for the year ending 24/06/2021 is £2,525 per annum.

## **COUNCIL TAX**

Currently listed in band C - Charge for financial year 2020/2021 is £1,762.04 by Folkestone and Hythe District Council – Telephone: 01303- 853000.

## **FIXTURES AND FITTINGS**

The curtains, together with the 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**

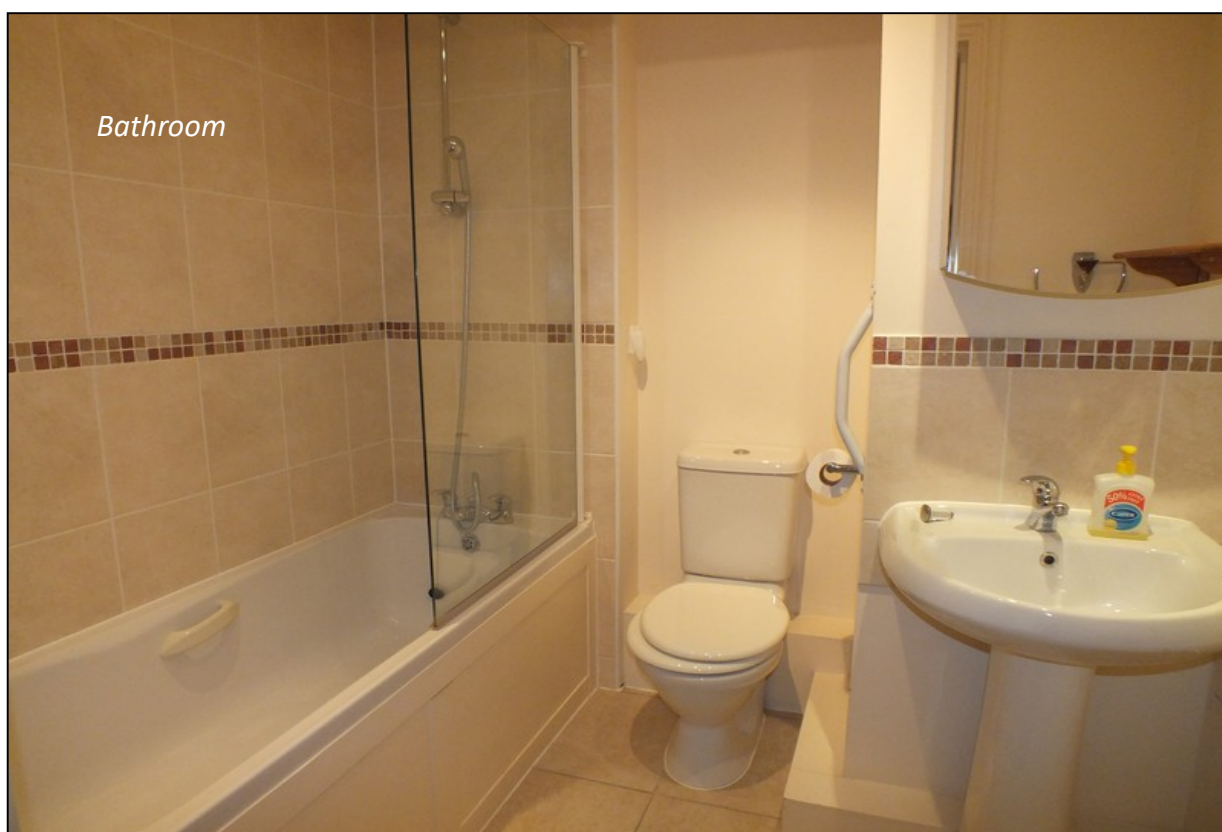
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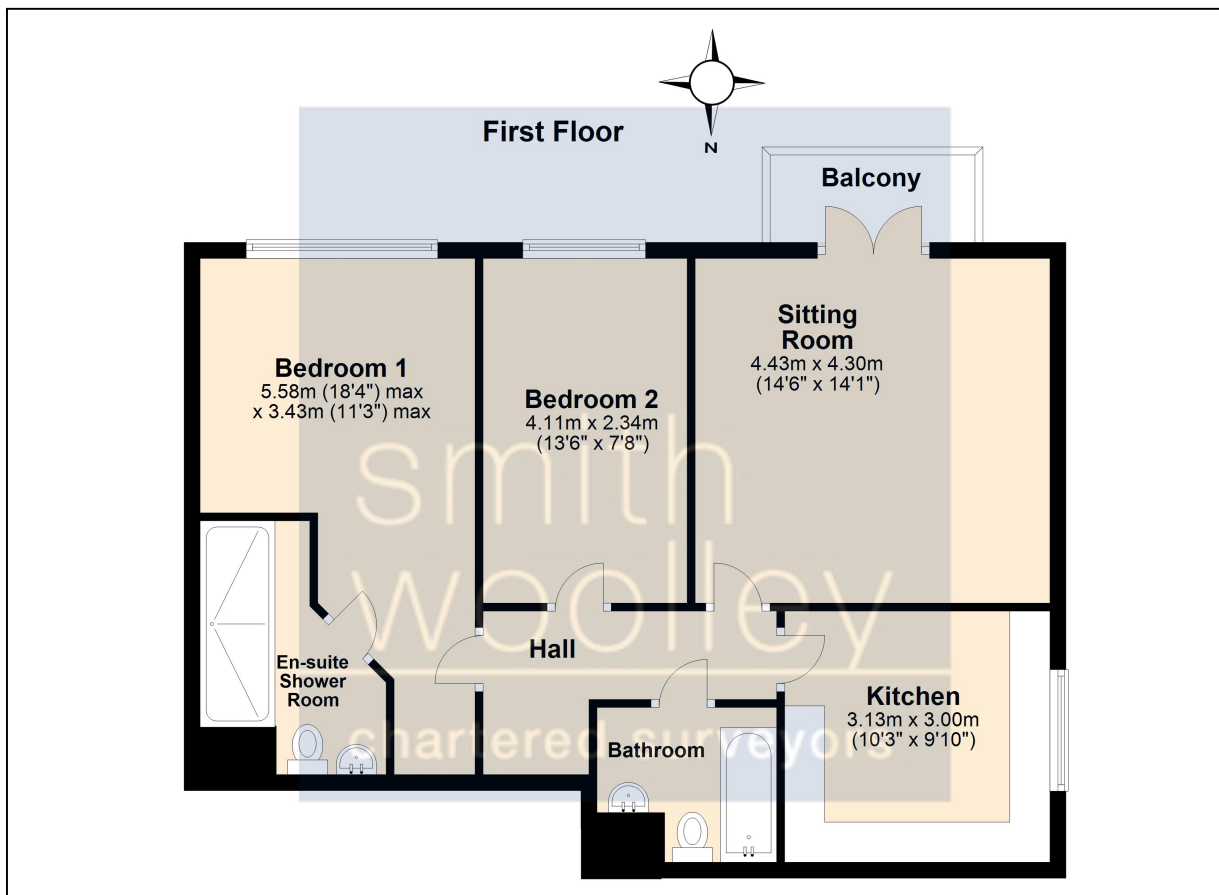
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**REF:** SAJ - 10<sup>th</sup> February 2021

**Internet:** [www.smithwoolley.com](http://www.smithwoolley.com)

**AWAITING EPC**





*Floor Plans for Identification Purposes Only – All sizes are approximate*