



# H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



## 3 QUAIN COURT, SANDGATE ROAD, FOLKESTONE

**£125,000 Leasehold**

**A GROUND FLOOR ONE BEDROOM APARTMENT  
WITHIN THE DISTINCTIVE ART DECO 1930'S BUILT  
QUAIN COURT**

MOTIS2930100718



Mail  
102 Sandgate Road,  
Folkestone, Kent  
CT20 2BW

Tel  
01303 212020



Web  
[www.hwald.co.uk](http://www.hwald.co.uk)



email  
[sales@hwald.co.uk](mailto:sales@hwald.co.uk)



Residential Lettings &  
Property Management

Tel  
01303 212025

Kim A Clinch BSc, FRICS

# 3 Quain Court, Sandgate Road Folkestone CT20 2HH

**RECEPTION HALL , LIVING ROOM , KITCHEN , ONE BEDROOM ,  
BATHROOM , SEPARATE W.C.  
COMMUNAL CENTRAL HEATING, FOR FURTHER REFURBISHMENT**

## Description

This interesting refurbishment opportunity is situated on the ground floor to the south facing rear of Quain Court, a landmark Art Deco 1930's built block in the West End of Folkestone and retaining many original features.

The property is within easy level walking distance of Folkestone town centre, The Leas Promenade and High Speed rail services for Ashford and London.

The accommodation comprises:-

An impressive COMMUNAL ENTRANCE HALL with cage lift service to upper floors and front door to:-

### **SPACIOUS ENTRANCE HALL 8'4" x 8'4" approx. (2.54m x 2.54m)**

Leading to all rooms and having door entryphone system, walk-in hanging cupboard.

### **LIVING ROOM 4.39m x 3.17m (14'5" x 10'5")**

A pleasant double aspect room with south facing outlook to gardens, radiator.

### **KITCHEN 3.24m x 2.75m (10'8" x 9'0")**

Having a range of beech effect cupboards and drawers to three sides under rolled worktops having an incorporated single drainer stainless steel sink, range of matching wall cupboards, cooker point, double power point, glazed door to outside.

### **BEDROOM 3.24m x 2.80m (10'8" x 9'2")**

Having radiator.

### **BATHROOM**

Having white panelled bath, pedestal basin, heated towel rail, fitted cupboard.

### **SEPARATE W.C.**

Having low level W.C. and half tiled walls.

### **LEASE**

Approximately 125 years from 1991.

### **GROUND RENT**

£250 per annum.

### **MAINTENANCE CHARGE**

Approximately £360 per quarter.

### **COUNCIL TAX**

Band A.

### **Tenure** Leasehold

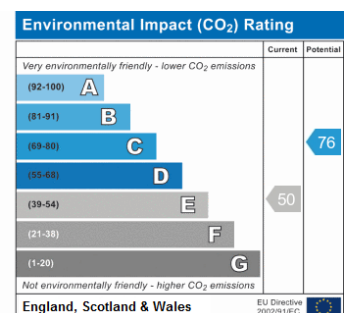
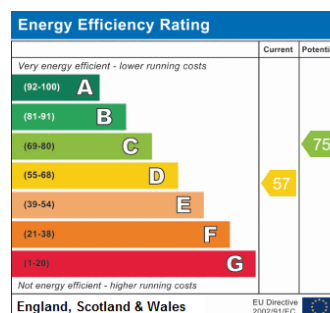
### **Postcode** CT20 2HH

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_002930

### **Opening Hours:**

Monday - Friday 9.00 - 5.30

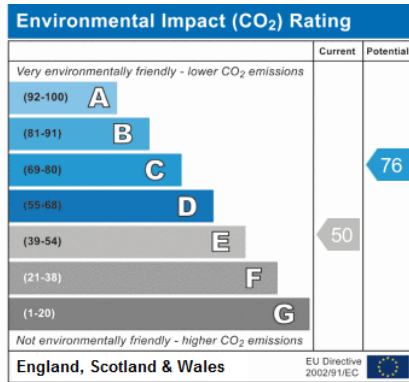
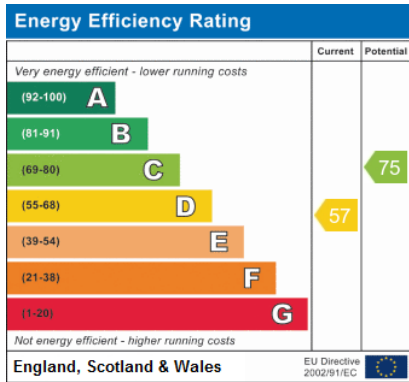
Saturday 9.00 - 3.00



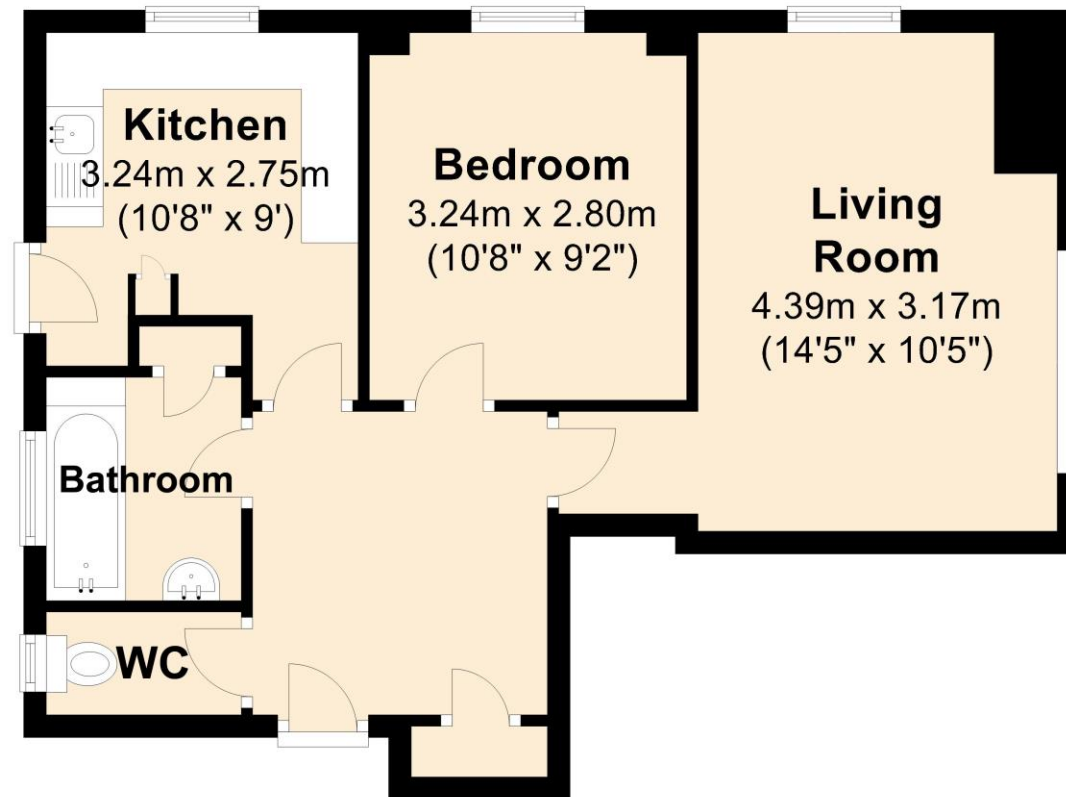












Total area: approx. 46.8 sq. metres (503.4 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



**IMPORTANT NOTICE**

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.