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Incorporating **H. WALD & CO**



BRITISH
PROPERTY
AWARDS
2019 - 2020

GOLD WINNER
LETTING AGENT
IN FOLKESTONE

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Unit 8, Motis Business Centre, Cheriton High Street,
Folkestone, CT19 4QJ



HOMEVALE HOUSE, SANDGATE HIGH STREET, FOLKESTONE

£165,000 Leasehold

**1 bedroom flat 64 years left ground rent of 492.38
per annum s/c of £3,168.76 per annum**



Homevale House, Sandgate High Street Folkestone CT20 3RS

Central Sandgate Location , Sea Views , Close to Shops , Lift

Description

Situated in the heart of Sandgate is this well appointed 1 double bedroom retirement apartment with sea views. This property is on the first floor and can be accessed by either a communal lift or internal staircase, this well presented apartment comprises 1 double bedroom, a shower room and open kitchen/living room which opens out to a balcony looking over the beach and sea. Positioned in the centre of Sandgate you are just moments away from an array of local shops, amenities and of course the beautiful beach while also being in close proximity to Folkestone and the M20. Call Motis Estates on 01303 212020 now to book your viewing. Lease information. We have been advised that there are 64 years remaining on the lease and the maintenance charge on the property is £1584.38 twice yearly, March and September which equates to £3168.76 The Ground Rent is £246.19 twice yearly, March and September totalling £492.38 Total for both is £3661.14 p.a. which equates to £305 per calendar month.

Tenure Leasehold

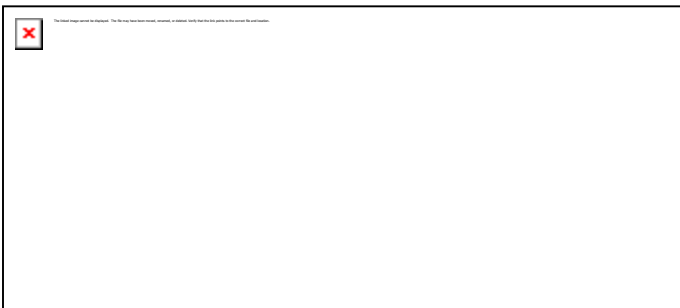
Postcode CT20 3RS

Viewings Strictly by appointment only -
Property Reference MOTIS_004256

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



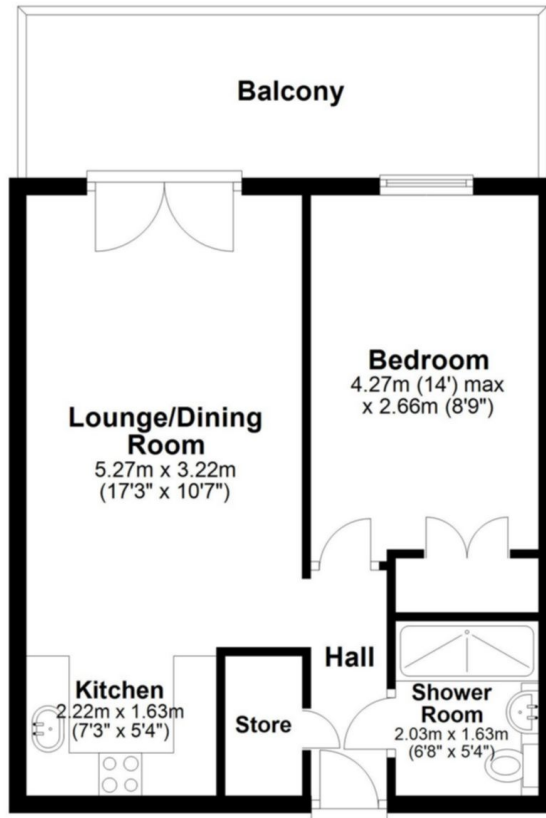






First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.



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.

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