



## Flat 8, Albion House, 22 Sandgate Road

In Excess of £110,000 | £1,150.00 PCM



## Flat 8

Albion House, Folkestone

Guide Price £110,000. Andrew & Co are please to bring to the market this one-bedroom, second floor apartment on Sandgate Road. The property...

Tenure: Leasehold

- Long Lease
- One Bedroom
- Guide Price £110,000.
- Open Plan Living
- EPC Rating "C"
- Town Centre Location
- Second Floor Apartment

**To place an offer on this property please call 01303 279955 or email [cheriton@andrewandco.co.uk](mailto:cheriton@andrewandco.co.uk)**

### FULL DETAILS

Andrew & Co are please to bring to the market this one-bedroom, first floor apartment on Sandgate Road. The property will be sold chain free and being in the town centre you are close to all local amenities and just a short walk to the seafront and harbour arm. The converted apartment provides secure entry via visual intercoms, lift facility to all floors, fitted shower room and kitchen, tiled under floor heating to living space and double glazing. The apartment is also to be sold with a 990 year lease from 2016.

### SERVICE CHARGE

We have been informed verbally by the managing agents the service charge is £1000.00 per annum.

### LEASE DETAILS

We have been informed verbally by the managing agents that the lease will be 990 years from Oct 2013.

### GROUND RENT

We have been informed verbally by the managing agents the ground rent is £250 per annum.

### BEDROOM

Dimensions: 11' 03 max" x 8' 08 max" (3.43m x 2.64m).

### ENTRANCE HALL

### COMMUNAL ENTRANCE

Secure entry with visual entry phone system installed. Access to all floors via stairs and lift.

### SHOWER ROOM

### OPEN PLAN KITCHEN / LIVING ROOM

Dimensions: 18' 09 max" x 10' 04 max" (5.72m x 3.15m).

