

ST OLAVE'S

11 & 13 Trinity Crescent, Folkestone, Kent



A development of newly converted, quality 1, 2 & 3 bedroom apartments with stylish and contemporary accommodation, lift service and within walking distance of the high speed rail link to London St Pancras.

PRICES FROM: £140,000 LEASEHOLD

**ST OLAVE'S
TRINITY CRESCENT
FOLKESTONE**

PRICE LIST

PLOT 1 (FLAT 3)	£149,500
PLOT 2 (FLAT 4)	£160,000
PLOT 3 (FLAT 7)	RESERVED
PLOT 4 (FLAT 8)	£145,000
PLOT 5 (FLAT 11)	£160,000
PLOT 6 (FLAT 12)	£140,000
PLOT 7 (FLAT 15)	£160,000
PLOT 8 (FLAT 16)	£140,000
PLOT 9 (FLAT 20)	(to be confirmed)

Situation & Description

Trinity Crescent is situated within easy level walking distance of the town centre. Folkestone provides good shopping, entertainment and leisure facilities and there is a good selection of schools in the area. Sporting facilities are available in Folkestone and also at the Hotel Imperial Leisure Centre in Hythe, together with rowing and sailing clubs and good golf courses.

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. There is a main line railway station nearby offering services to Ashford and London Charing Cross. The high speed rail link with a journey time of under an hour to London St Pancras is now fully operational.

Specification

Kitchen

- Contemporary fitted kitchen units with gloss white, soft-close doors and drawers with Blum hinges
- Solid oak work tops
- White vintage-style metro tiled splashbacks
- Stainless steel one and a half bowl sink with designer mixer tap
- Integrated electric oven/grill, ceramic hob
- Stainless steel oven extractor hood
- Integrated 60/40 fridge freezer
- Integrated dishwasher
- Utility cupboard with plumbing and wiring for washing machine
- Under cupboard lighting

Bathroom

- Dual flush white toilet, white designer basin with mixer tap
- Full sized bath with mixer taps
- Over bath shower with separate thermostatic shower valve and glass shower screen
- Heated towel rail
- Mirror

Internal Specification

- Engineered oak hardwood flooring in living room, kitchen and hallway laid over acoustic flooring
- Dulux white matt emulsion wall and ceiling finishes
- Decorative cornicing to living room
- Contemporary walnut veneer fire rated internal doors with brushed steel ironmongery

Electrical & Lighting

- Sockets in living room and bedrooms for SkyPlus compatible satellite and terrestrial television from communal integrated TV reception system
- Telephone points with broadband internet capability in living room and bedrooms
- Low energy recessed ceiling lights and pendant lights (living room only) throughout

Security

- Regency-style lighting at entrance to property
- Contemporary motion sensor activated security and emergency lighting to communal hallways, stairs and landings
- Integrated fire detection and warning system

Central Heating & Hot Water

- Underfloor heating to lower ground floor apartments
- Independent gas central heating and hot water to all dwellings from A rated boilers

Communal Facilities

- Landscaped garden
- Bicycle racks
- Lift access from ground floor
- Most apartments have outdoor space from balconies, patios and roof gardens.

GENERAL INFORMATION

SERVICES

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

TENURE Leasehold

LEASE

A new 125 year lease will be granted.

GROUND RENT

(to be confirmed)

MAINTENANCE

Please see separate maintenance sheet

COUNCIL TAX

Council tax banding will be carried out by Shepway District Council on completion of the development.

FIXTURES AND FITTINGS

The fitted carpets and 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

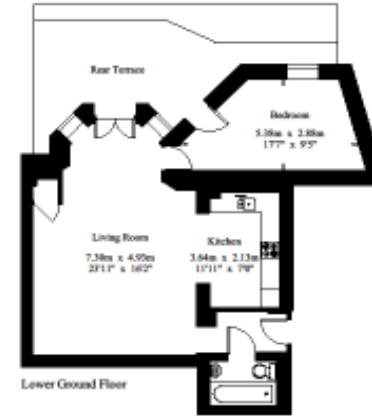
STRICTLY BY APPOINTMENT THROUGH THIS OFFICE.

Flat 3, 11-13 Trinity Crescent
 Gross Internal Area : 52.9 sq.m (569 sq.ft.)



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Flat 4, 11-13 Trinity Crescent
 Gross Internal Area : 64.4 sq.m (693 sq.ft.)



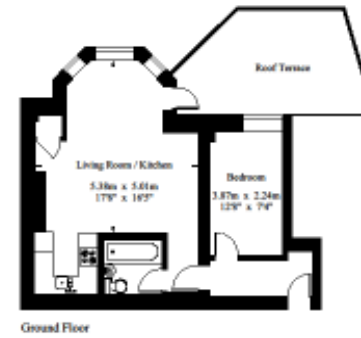
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Flat 7, 11-13 Trinity Crescent
 Gross Internal Area : 49.8 sq.m (536 sq.ft.)



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Flat 8, 11-13 Trinity Crescent
 Gross Internal Area : 46.8 sq.m (503 sq.ft.)



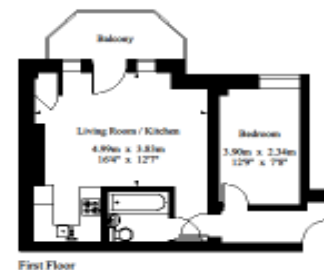
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Flat 11, 11-13 Trinity Crescent
 Gross Internal Area : 59.1 sq.m (638 sq.ft.)



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Flat 12, 11-13 Trinity Crescent
 Gross Internal Area : 45.1 sq.m (483 sq.ft.)



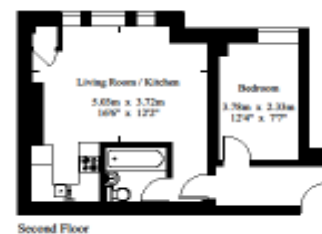
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Flat 15, 11-13 Trinity Crescent
 Gross Internal Area : 59.2 sq.m (637 sq.ft.)

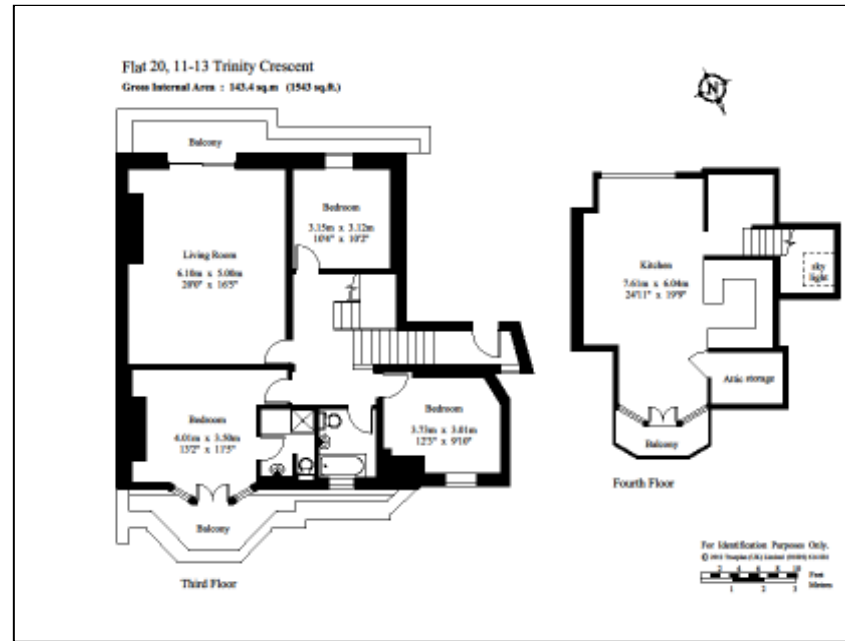


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Flat 16, 11-13 Trinity Crescent
 Gross Internal Area : 42.8 sq.m (460 sq.ft.)



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PARTICULARS

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- v) No responsibility will be accepted for any expenses incurred by the prospective purchasers or their agents.

REF: SAJ - June 2012

MAINTENANCE CHARGES

11 Trinity Crescent				%age	Lift %age	Proposed Svc charge	Proposed Lift charge	TOTAL
Basement	Plot 1	(flat 3)	1 Bed	4.35%		£813		£813
	Plot 2	(flat 4)	1 Bed	4.35%		£813		£813
Ground	Plot 3	(flat 7)	1 Bed	4.35%		£813		£813
	Plot 4	(flat 8)	1 Bed	4.35%		£813		£813
First	Plot 5	(flat 11)	2 Bed	5.00%	8.33%	£935	£271	£1,206
	Plot 6	(flat 12)	1 Bed	4.35%	8.33%	£813	£271	£1,084
Second	Plot 7	(flat 15)	2 Bed	5.00%	8.33%	£935	£271	£1,206
	Plot 8	(flat 16)	1 Bed	4.35%	8.33%	£813	£271	£1,084
Third	Plot 9	(flat 20)	3 Bed	6.95%	8.33%	£1,300	£271	£1,570



Images of Flat 11



Images of Flat 12



