

## **32a Westbourne Gardens**

Folkestone  
CT20 2HY

**£185,000 SHARE OF FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this stunning one bedroom garden apartment situated in Folkestone's West End. Positioned within walking distance of Folkestone Central Train Station, The Town Centre and The Leas Promenade this property also offers a spacious lounge/diner, modern kitchen, bathroom and double bedroom. Additional benefits include its own entrance, large south facing rear garden, a share of the freehold and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



## Side Entrance To The Rear

The entrance to the garden apartment is to the side of the main building.

## Lounge/Diner

16' 6" x 13' 10" (5.03m x 4.22m) UPVC glazed door to the rear of the property with UPVC double glazed bay windows. Carpeted floor coverings and two radiators. Opening to:-

## Kitchen

6' 4" x 5' 0" (1.93m x 1.52m) UPVC double glazed frosted window to the front of the property with matching wall and base units with fan oven, gas hob, extractor fan and stainless steel sink. Space for a washing machine also.

## Bathroom

14' 7" x 6' 4" (4.45m x 1.93m) UPVC double glazed frosted windows to the side of the property. The bathroom is almost a U shape with a central cupboard housing the boiler. Bath with shower over the bath, vanity style hand basin, close coupled w/c and a heated towel rail and separate radiator.

## Bedroom

14' 10" x 7' 10" (4.52m x 2.39m) UPVC double glazed windows to the rear of the property with wood laminate flooring, wardrobe and a radiator.

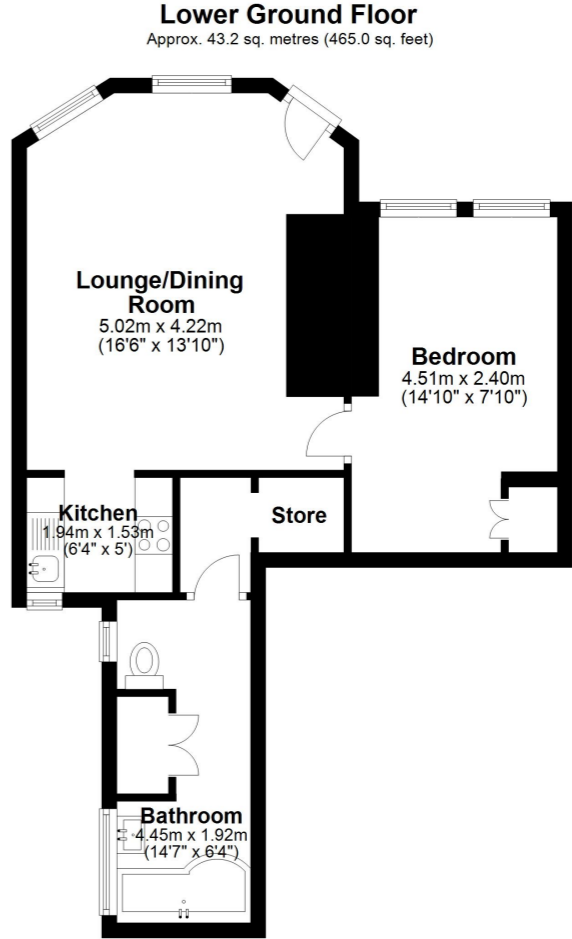
## Garden

The property has sole use of the large south facing rear garden. The rear garden has a lower ground patio area with step to the large rear garden that is laid to lawn.

## Lease + Service Charge Information

We have been advised this property will be sold with 1/3 share of freehold.

We have been advised the service charge is £1200,00 per year.



Total area: approx. 43.2 sq. metres (465.0 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.

