



## Dudley Court Flat 5, 2-4 Trinity Crescent

Folkestone  
CT20 2ET

**£325,000 SHARE OF FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this stunning 2-bedroom apartment situated in the desirable Trinity Crescent, in the West End of Folkestone. Boasting a spacious layout spanning 1100 + sq ft, this home features a double balcony providing breathtaking glimpses of the sea. Step inside to discover a bright and airy lounge/diner perfect for entertaining guests or relaxing after a long day. The kitchen/breakfast room is ideal for preparing delicious meals while enjoying the morning sun. A convenient utility room with an additional W.C adds extra functionality to this already impressive space. Retreat to one of two comfortable bedrooms, each offering ample space and natural light. The bathroom completes this charming home, providing a quiet retreat after a busy day. With a lift, storage room in the loft space and a share of the freehold alongside a 927 year lease, this property has all you need for a care free purchase. Don't miss out on the opportunity to make Trinity Crescent your new address - schedule your viewing today and start living your dream coastal lifestyle!





Entrance Hall

Lounge/Dining Room

22' 2" x 15' 1" (6.76m x 4.60m)

Balcony from Lounge

Kitchen/Breakfast Room

14' 2" x 11' 7" (4.32m x 3.53m)

Utility Room / W.C

Bedroom One

17' 9" x 14' 1" (5.41m x 4.29m)

Balcony from the Principle Bedroom

Bedroom Two

11' 8" x 10' 10" (3.56m x 3.30m)

Bathroom

8' 11" x 4' 6" (2.72m x 1.37m)

Lease + Charges

The lease term is 999 years and has 927 years remaining.

The service charge is £3745 paid £1872 every 6 months. This includes £1500 into a reserve contribution fund.

