

## Flat 6, 71 Bouverie Road West

Folkestone  
CT20 2RL

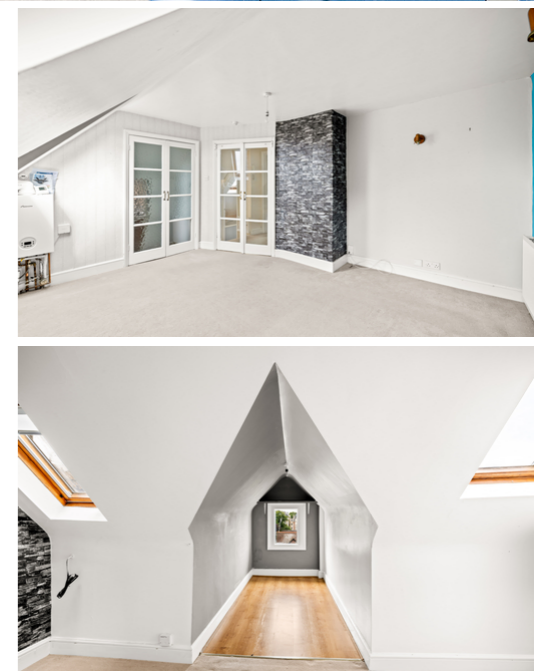
**£140,000 SHARE OF FREEHOLD**

FOR SALE WITH BURNAP + ABEL.....Charming, cosy attic flat in Bouverie Road West in Folkestone's attractive west end and with views at the back overlooking Trinity Church Gardens. The flat is cavernous and pleasantly eccentric in layout, with lots of storage space, gorgeous original features and two spaces that that would be ideal for home working. It comes with a new boiler. It is offered with a 950-year lease and share of freehold. The building is well run by its freeholders, and the price includes the cost of upcoming works of 1750 pounds which have already been paid. Service charges are 900 pounds a year, and have been paid until the end of 2025.

The flat is sold in good order, but could do with updating and modernisation. Since there is an exit onto the roof, there is the possibility (subject to all permissions) of redevelopment or extension. It would make an ideal purchase for a first-time buyer, or someone looking for a cosy eyrie or bolt-hole within 7 minutes walk of the Mermaid beach. It would also make an ideal rental investment.

For your chance to view call SOLE agent Burnap and Abel now on 01303 258590

[www.burnapandabel.co.uk](http://www.burnapandabel.co.uk)



Lounge/Dining Room

14' 4" x 12' 4" (4.37m x 3.76m)

Kitchen

9' 5" x 8' 5" (2.87m x 2.57m)

Bedroom

10' 8" x 10' 3" (3.25m x 3.12m)

Dressing Room

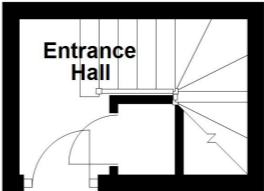
8' 2" x 7' 0" (2.49m x 2.13m)

Bathroom

7' 2" x 8' 4" (2.18m x 2.54m)

Second Floor

Approx. 5.0 sq. metres (54.3 sq. feet)



Third Floor

Approx. 57.8 sq. metres (621.7 sq. feet)

