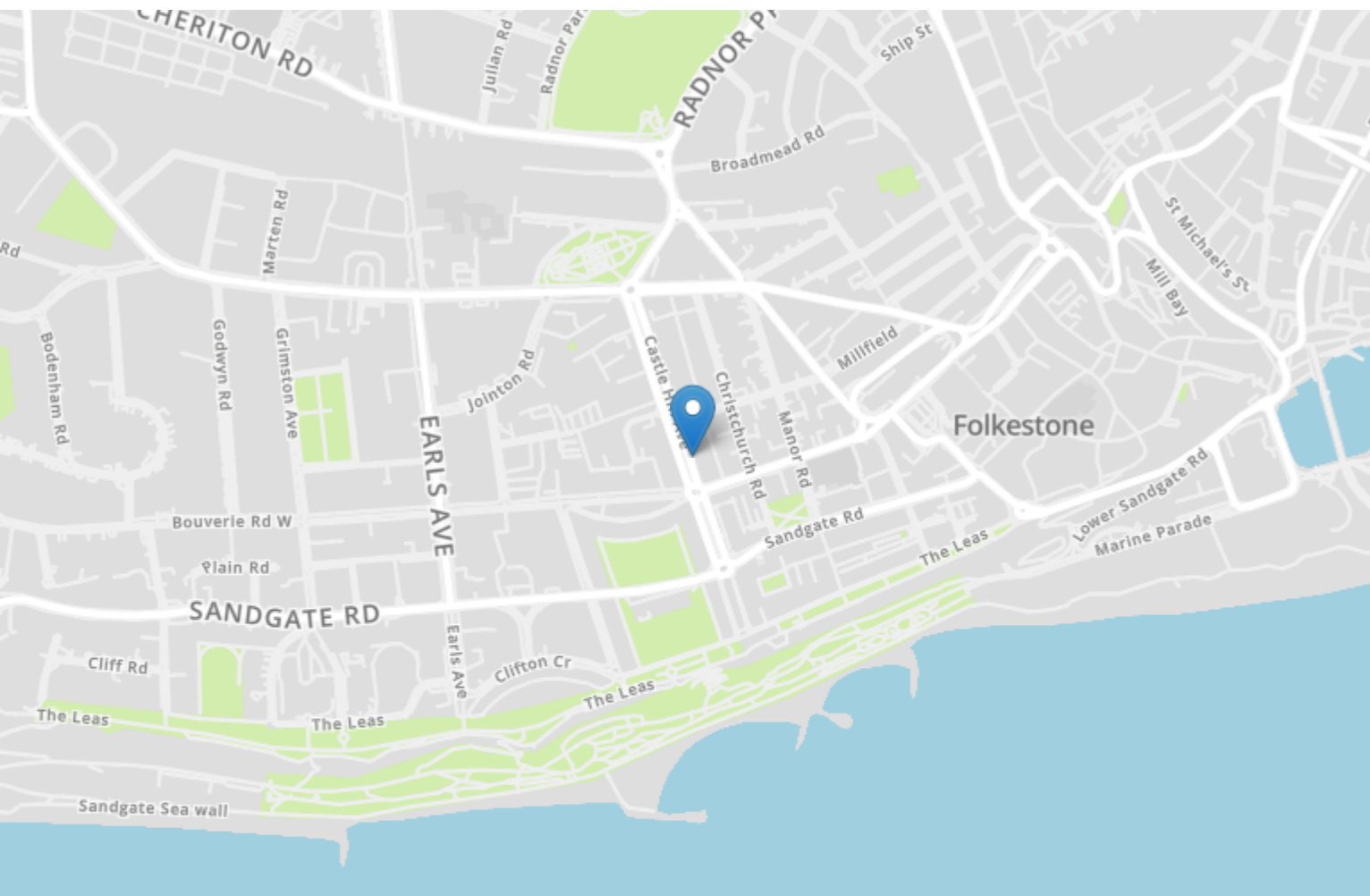


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



42c Castle Hill Avenue

FOLKESTONE, FOLKESTONE
CT20 2RE

£300,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this chic and stylish first floor flat located in Folkestone's prestigious West End. Situated close to Folkestone Central Train Station and Folkestone Town Centre, giving convenience for commuters and shopping. The property is finished to a high standard throughout and offers a stunning open plan living/dining space perfect for entertaining guests, while the modern kitchen is a chef's dream come true. The family bathroom offers convenience to both double bedrooms. With a garage providing off road parking parking and storage are a breeze. With a 112 year lease, you can rest easy knowing that this stunning property is truly yours to enjoy for years to come. Don't miss out on the opportunity to make this stunning apartment your home! Call sole agent Burnap + Abel now on 01303 258590.



Entrance Hall

Lounge/Dining Room

4.90m x 7.14m (16' 1" x 23' 5") An open plan airy space decorated neutrally with a fireplace feature and oak flooring. A bay window looking onto the front of the property to create that extra dining space for guests to enjoy.

Kitchen

2.79m x 2.93m (9' 2" x 9' 7") Modern white gloss units with integrated cooker, 4 ring gas hob and in built extractor fan. Space for washing machine and fridge/freezer. Tasteful brick tiled splashback and tiled flooring with a large window again overlooking the front of the property. Space for a Bistro Dining set to enjoy your morning coffee.

Bedroom 1

4.15m x 4.97m (13' 7" x 16' 4") A fantastic space boasting built in wardrobes and a bay window at the back of the building. Brightly decorated with white LVT flooring. Large windows in the bay let in floods of light to make it a tranquil space to relax.

Bedroom 2

3.02m x 3.06m (9' 11" x 10' 0") A good sized spare room or office. Carpeted flooring decorated with those light tones again creating an airy space.

Bathroom

1.49m x 2.74m (4' 11" x 9' 0") The bathroom is fitted with a WC, sink with vanity unit, bath with overhead shower with shower screen. Tiled walls and flooring. Spotlight ceiling.

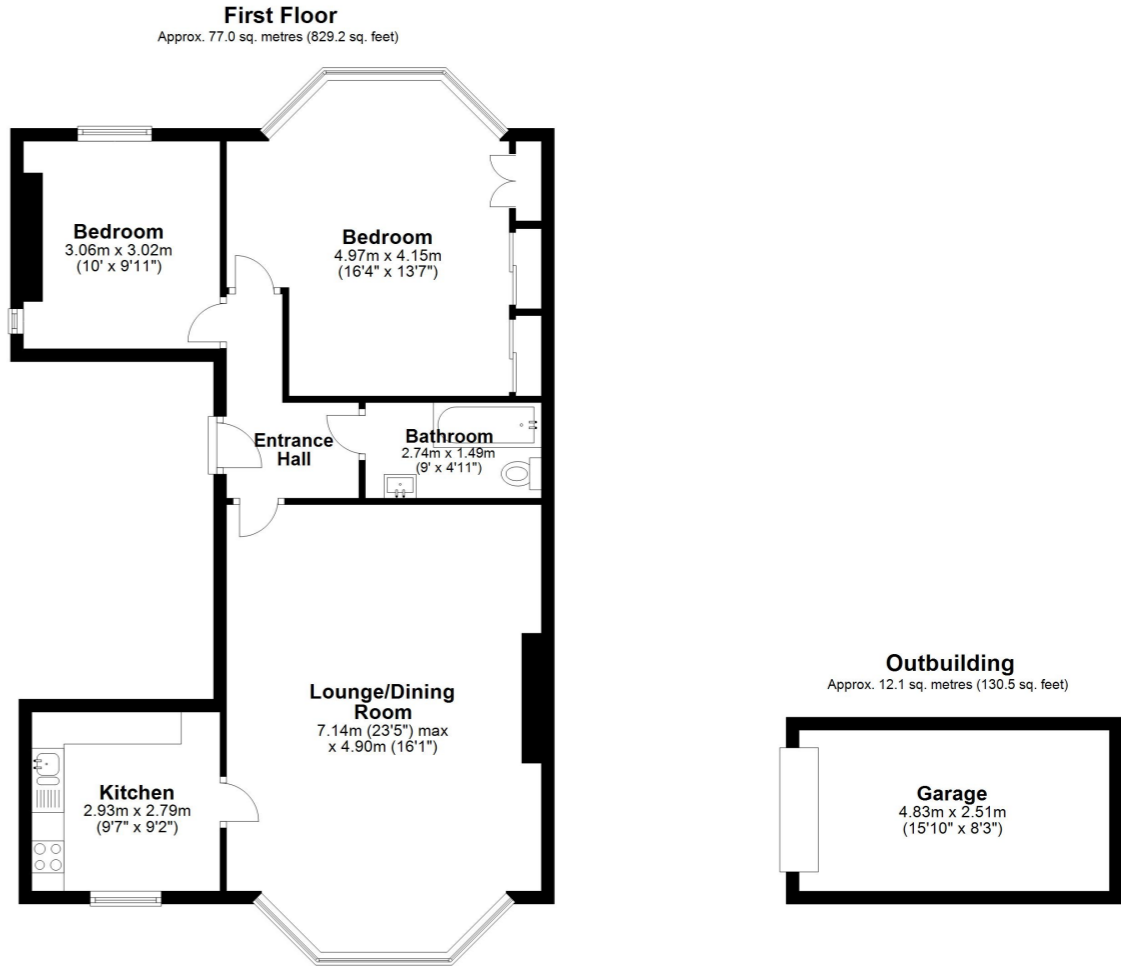
Garage

15' 10" x 8' 3" (4.83m x 2.51m) With an up and over door to the front.

Lease information

We understand the lease has approximately 112 years remaining.

We understand that the service charges and ground rent for the property and garage are approximately £2300 per annum



Total area: approx. 89.2 sq. metres (959.7 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.

