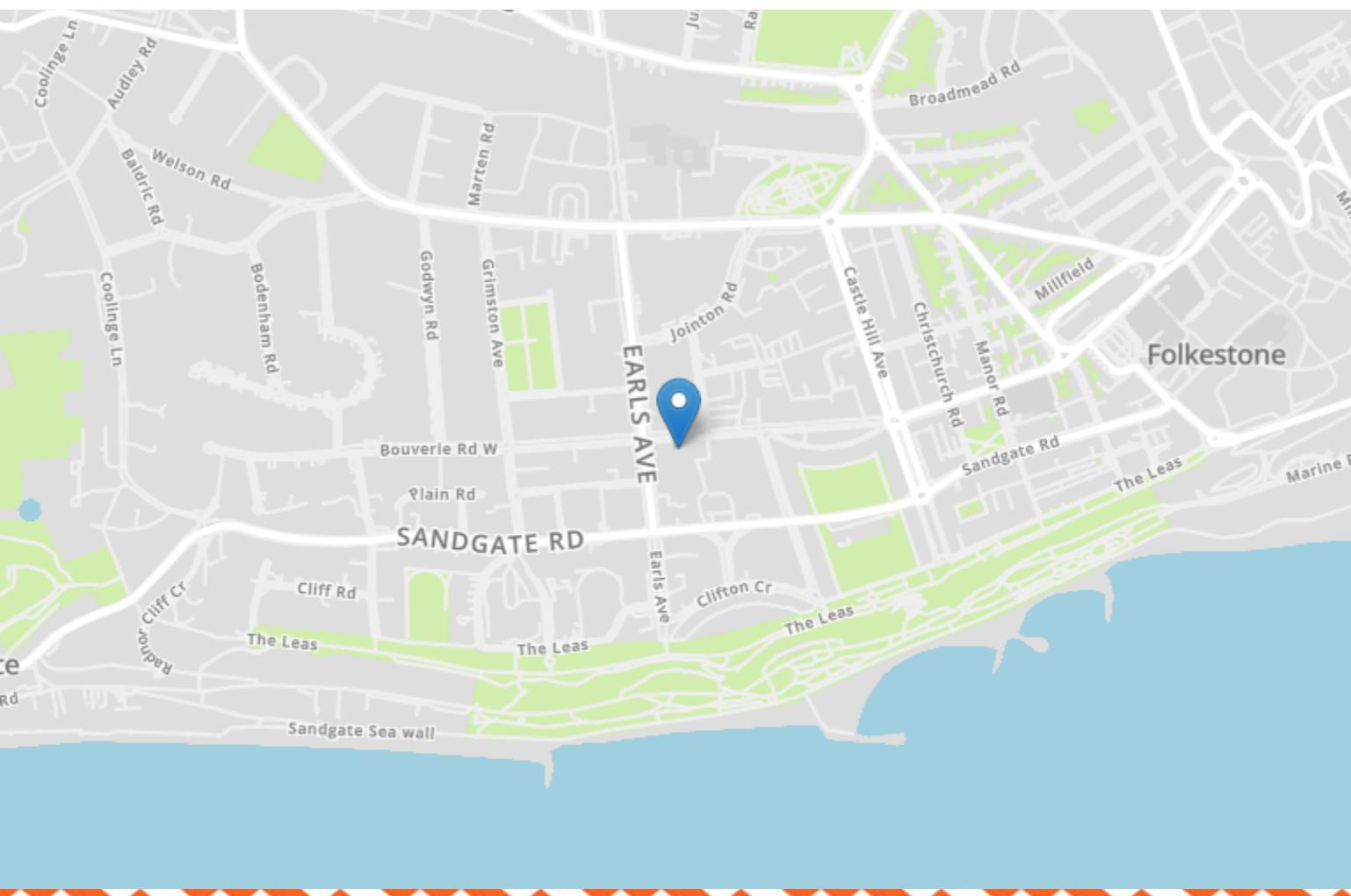


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## Flat 3, 56 Bouverie Road West

Folkestone  
CT20 2RL

**£240,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming two bedroom West End apartment, located on Bouverie Road West in Folkestone. Spanning over 1000 sq ft, this spacious abode boasts a light-filled lounge/diner, perfect for hosting guests or relaxing after a long day. The kitchen is spacious with ample work top space, while the bathroom offers a tranquil retreat. The two double bedrooms provide ample space for rest and relaxation, and with a long lease in place, you can enjoy peace of mind for years to come. Situated within walking distance to Folkestone Central Train Station and the Town Centre, convenience is at your doorstep. Don't miss out on the opportunity to make this lovely apartment your new home sweet home in Folkestone! Contact us today to schedule a viewing.



## Entrance Hall

A spacious entrance with staircase to the second floor.

## Second Floor Landing

### Lounge/Dining Room

17' 6" x 16' 4" (5.33m x 4.98m)

### Kitchen

17' 1" x 7' 1" (5.21m x 2.16m)

### Bathroom

7' 9" x 7' 6" (2.36m x 2.29m)

### Bedroom One

18' 9" x 13' 3" (5.71m x 4.04m)

### Bedroom Two

18' 9" x 10' 6" (5.71m x 3.20m)

### Lease + Charges

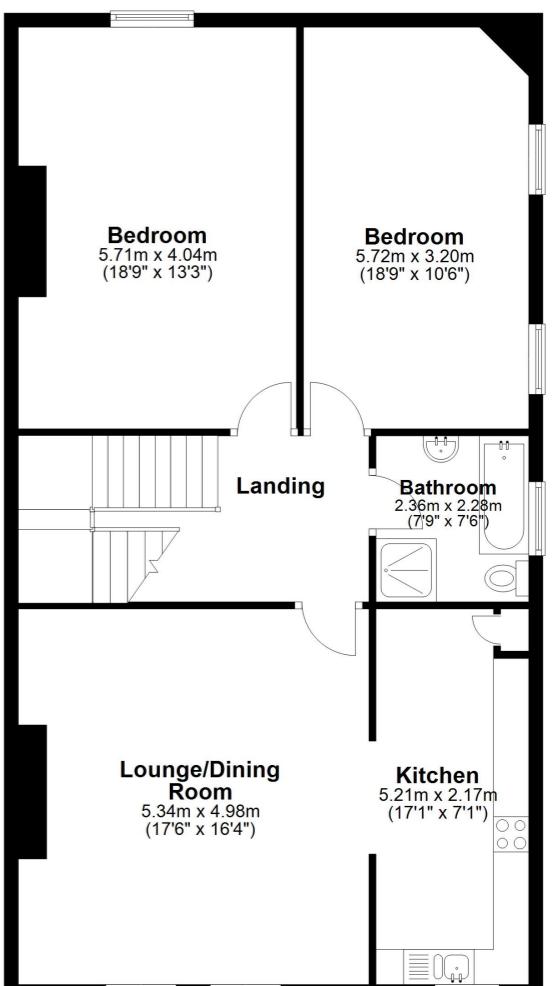
The lease has 149 years remaining.

The service charge is £1200 per annum.

The ground rent is £0 per annum.

## Second Floor

Approx. 99.2 sq. metres (1067.7 sq. feet)



## First Floor

Approx. 10.8 sq. metres (115.9 sq. feet)

