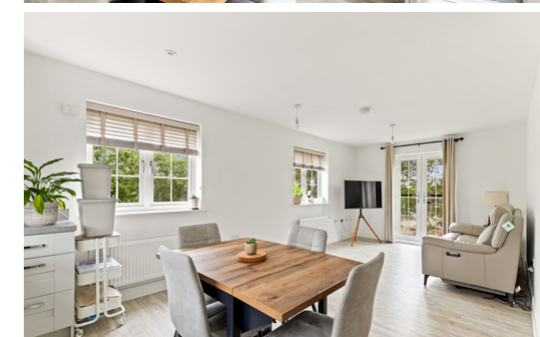


Brigadier Court Flat 5, 23 Colonel Drive

Folkestone
CT20 3WS

£240,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this stunning 2 bedroom apartment in the desirable Brigadier Court on Colonel Drive in Folkestone. This modern home is only 2 years old and offers a peaceful and quiet location, perfect for those looking for a tranquil retreat. Step inside to find an open plan lounge, kitchen, and diner that is ideal for entertaining guests or simply relaxing after a long day. The property boasts not one, but two Juliette balconies that flood the area with natural light and offer picturesque views of the surrounding neighbourhood. The master bedroom features an en-suite bathroom for added convenience and privacy. With ample storage space and high-end finishes throughout, this home truly has it all. To top it off, parking is included so you never have to worry about hunting for a spot after a long day at work. Don't miss out on the opportunity to make this charming apartment your own – schedule a viewing with sole agent Burnap + Abel today!



Entrance Hall

Lounge/Kitchen/Diner

22' 10" x 13' 8" (6.96m x 4.17m)

Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Bedroom One

13' 3" x 10' 2" (4.04m x 3.10m)

En-Suite

Bedroom Two

13' 3" x 7' 11" (4.04m x 2.41m)

Allocated Parking Space

Communal Garden

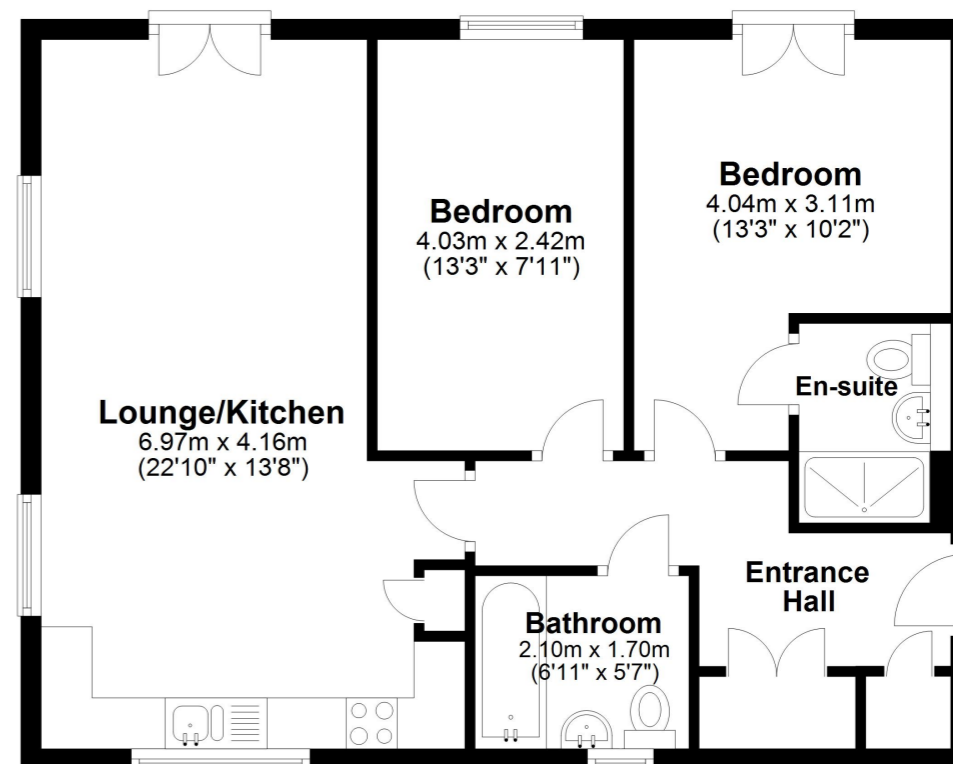
Lease + Service Charges

We understand the lease was 125 years from 2021 leaving approximately 122 years remaining.

The service charge for 2024 was £1195 and there is a peppercorn ground rent of £1 per annum.

Second Floor

Approx. 62.2 sq. metres (669.7 sq. feet)



Total area: approx. 62.2 sq. metres (669.7 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.

