

Samuel Plimsol House Flat 2, 35 Augusta Gardens

Folkestone
CT20 2RT

£325,000 SHARE OF FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this charming and spacious 2 bedroom ground floor garden flat located in the sought after Augusta Gardens, Folkestone. Situated in the desirable West End of town, this property is just a stone's throw away from the bustling high street and high speed train station, making it perfect for commuters. Stepping inside, you will be greeted by a wealth of original period features that add character and charm to this home. From ornate cornices to beautiful fireplaces, every detail has been carefully preserved to maintain the property's historic appeal. Not only does this flat boast stunning interiors, but it also offers access to private gardens where you can relax and unwind amidst lush greenery. Whether you're hosting a summer BBQ or enjoying a quiet moment with a good book, these tranquil outdoor spaces provide the perfect retreat from city life. Don't miss out on the opportunity to own a piece of history in Augusta Gardens – schedule your viewing today and experience the beauty of this unique property for yourself.



Entrance Hall

Lounge/Dining Room

22' 9" x 15' 9" (6.93m x 4.80m)

Bathroom

11' 4" x 10' 6" (3.45m x 3.20m) An L

Shaped room, measurements are max.

Bedroom One

18' 6" x 15' 8" (5.64m x 4.78m)

Bedroom Two

11' 3" x 10' 7" (3.43m x 3.23m)

Kitchen

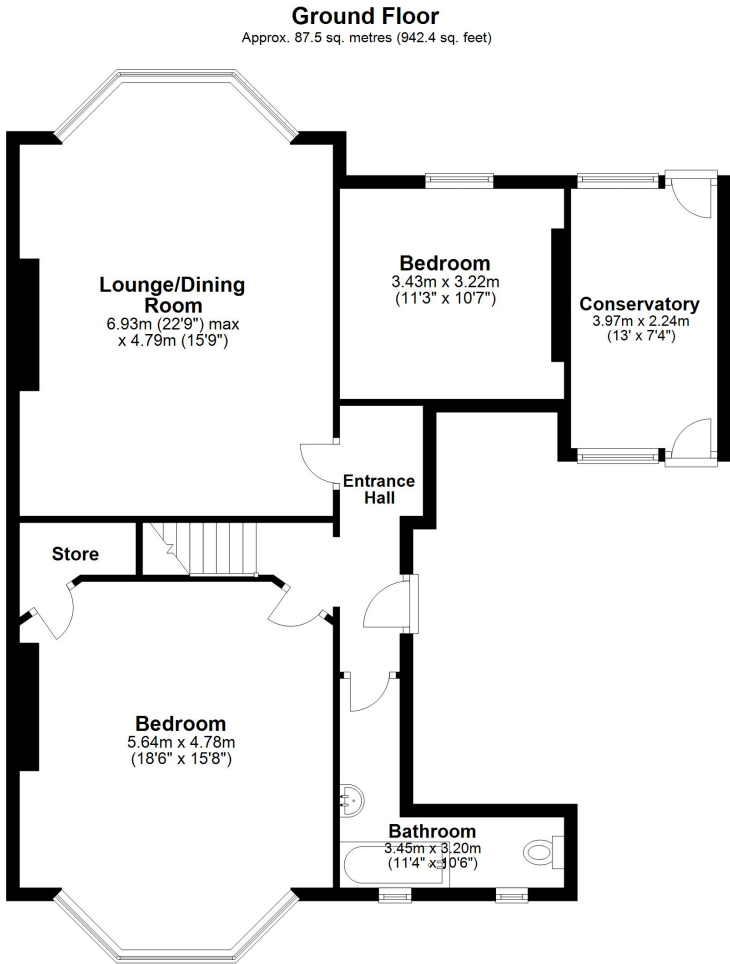
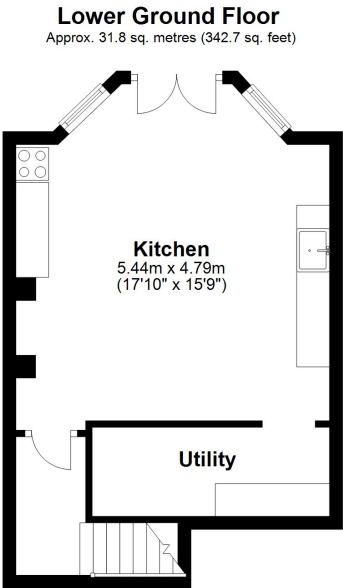
17' 10" x 15' 9" (5.44m x 4.80m)

Utility Room

Lease + Service Charge Info

We understand the property will come with a share of freehold.

The service charge is £1200 per annum.



Total area: approx. 119.4 sq. metres (1285.0 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.

