



Flat 1, 4 Station Road, Lyminge, Folkestone, Kent, CT18 8HP

Guide Price £185,000

EPC RATING: E

No  
Forward  
Chain

**A spacious two double bedroom duplex apartment over the first and second floors, situated in the heart of Lyminge Village. Comprising; communal entrance, first floor: entrance hall, living/dining room, separate kitchen and shower room. Second floor: landing and two double bedrooms. No forward chain. EPC RATING = E**



### **Situation**

The village of Lyminge is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks, cycle routes, bridle paths and benefiting from the amenities the village has to offer. There is a Post Office & convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.

### **The accommodation comprises:**

#### **Communal entrance**

#### **First floor**

#### **Entrance hall**

#### **Living/dining room**

15' 3" x 11' 5" (4.65m x 3.48m)

#### **Kitchen**

11' 10" x 9' 5" (3.61m x 2.87m)

#### **Shower room**



## Second floor

### Landing

### Bedroom one

18' 1" x 10' 10" (5.51m x 3.30m) at widest points

### Bedroom two

11' 0" x 10' 11" (3.35m x 3.33m) at widest points

### Leasehold with share of Freehold

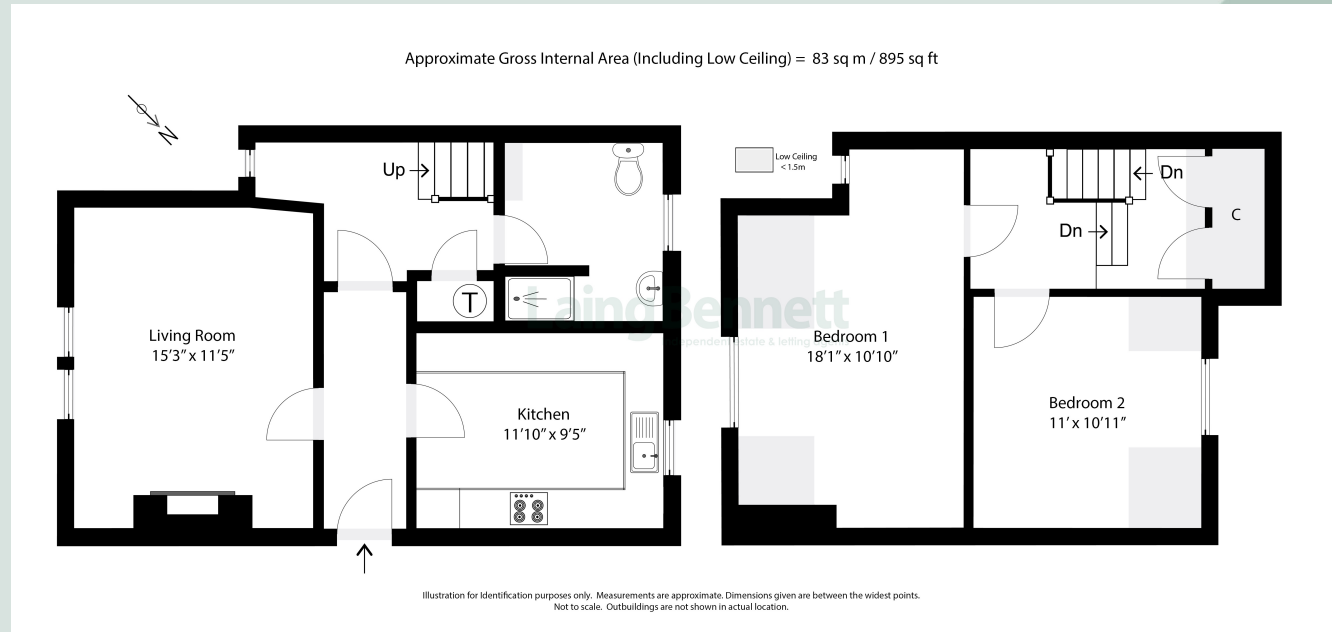
A new 999 year leasehold with a share of the Freehold. As the building has been owned as one until now the maintenance and insurance have been dealt with on an ad hoc basis. Once the sales are completed a residence management company will need to be set up to handle the building insurance and maintenance.

### Heating

Electric

### Council Tax Band

Folkestone & Hythe - Band B





## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

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



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