

## **Flat 1, 31 Augusta Gardens**

Folkestone  
CT20 2RT

**£240,000** SHARE OF FREEHOLD

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this stunning two bedroom ground floor garden apartment situated in the sought after Augusta Gardens in Folkestone's West End. The property is in need of modernisation throughout and the vast accommodation comprises lounge/diner, kitchen, bathroom, two bedrooms and conservatory. Additional benefits include a long lease, share of freehold, private rear garden and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Entrance Hall**

**Lounge/Dining Room**

23' 2" x 16' 4" (7.06m x 4.98m)

**Kitchen**

10' 10" x 7' 4" (3.30m x 2.24m)

**Bathroom**

11' 9" x 5' 11" (3.58m x 1.80m)

**Bedroom One**

23' 4" x 16' 4" (7.11m x 4.98m)

**Bedroom Two**

11' 10" x 11' 0" (3.61m x 3.35m)

**Sun Room**

**Private Rear Garden**

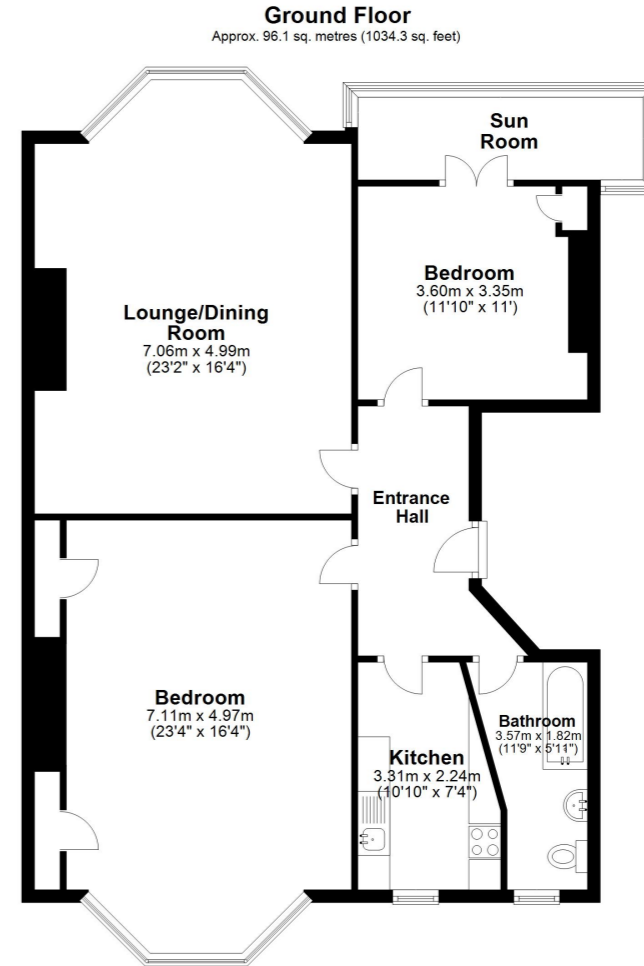
Please note: This is currently access via a door in the communal hallway and has potential to add access via the flat.

**Lease + Service Charge Information**

We understand the lease start date was 29th Sep 1958 and the lease end date is 25th Mar 2957.

The current lease term remaining is 934 years.

The current service charge is £600 per annum. This is expected to double once a new management agent is appointment.



Total area: approx. 96.1 sq. metres (1034.3 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.

