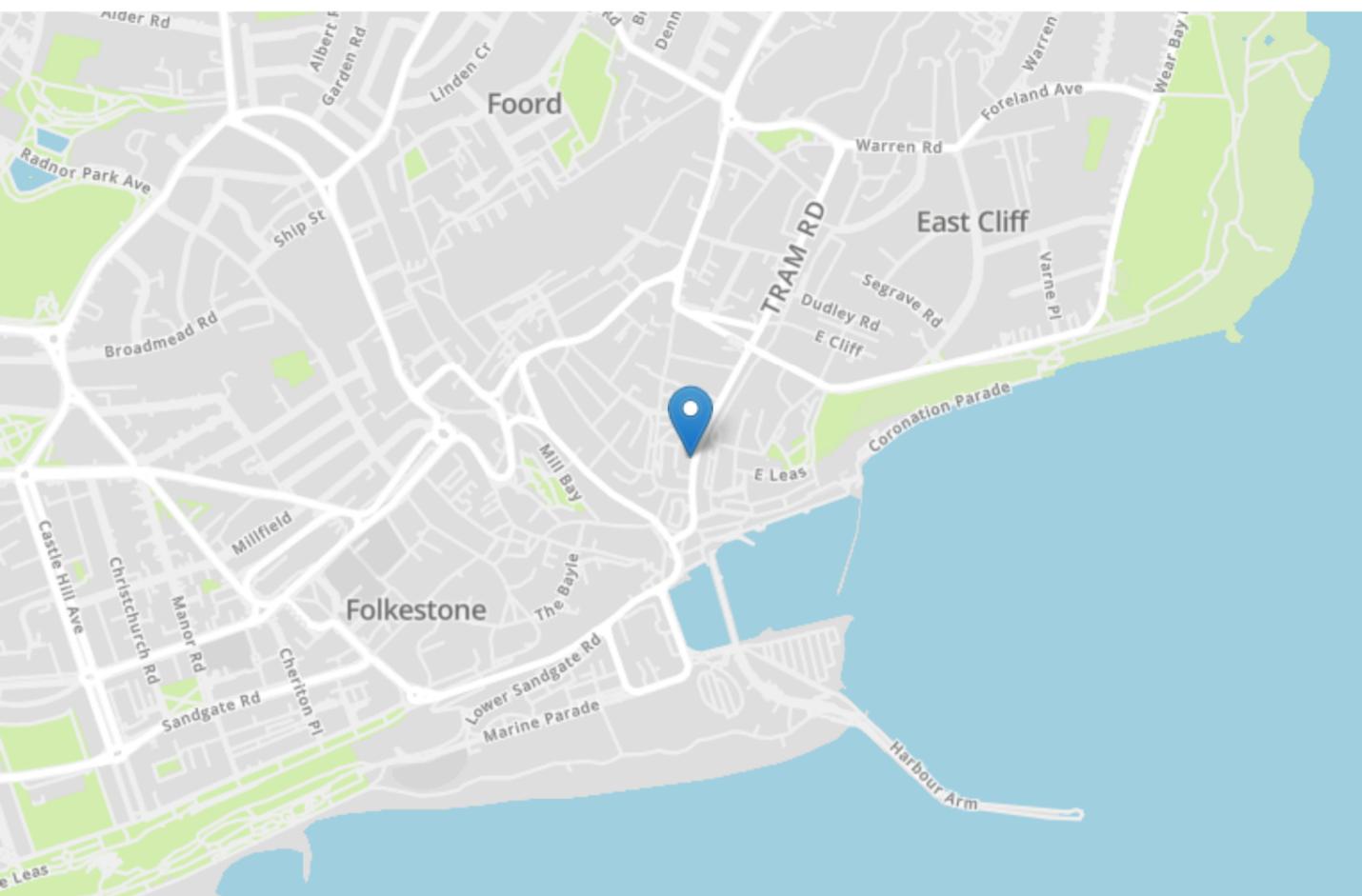


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 1 George Stone House Tram Road

Folkestone  
CT20 1QR

**£125,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Situated just moments from Folkestone Harbour and the vibrant Folkestone Harbour Arm, this beautifully refurbished one-bedroom ground floor apartment at George Stone House, Tram Road, Folkestone, offers stylish and low-maintenance coastal living with the added benefit of a remarkable 992-year lease and no onward chain. Finished to a high standard throughout, the property features a bright and contemporary open-plan lounge/kitchen/diner designed for modern living and entertaining, a well-proportioned double bedroom providing a peaceful retreat, and a sleek, newly fitted shower room with quality fixtures and fittings. Positioned on the ground floor for ease and convenience, the apartment is ideal as a permanent residence, weekend escape or investment opportunity. Residents also benefit from a car park, while the prime location places you within easy walking distance of the seafront, independent eateries, bars and cultural attractions that make this part of Folkestone so desirable, creating a superb opportunity to secure a turnkey home in one of the town's most sought-after coastal settings.



**Entrance Hall**

**Lounge/Kitchen/Diner**

14' 2" x 13' 5" (4.32m x 4.09m)

**Bedroom One**

9' 5" x 6' 11" (2.87m x 2.11m)

**Shower Room**

**Residents Car Park**

**Lease + Service Charges**

We understand the lease has 992 years remaining.

The current service charge is £1397 per annum

**Ground Floor**  
Approx. 29.6 sq. metres (318.3 sq. feet)



Total area: approx. 29.6 sq. metres (318.3 sq. feet)

