

## Flat B, 60 Castle Hill Avenue

Folkestone  
CT20 2QR

**£220,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... (£220,000-£230,000) Welcome to this charming upper ground floor period apartment located on Castle Hill Avenue in the sought-after West End of Folkestone. This beautifully maintained property boasts two spacious bedrooms, a large lounge/diner, a well-equipped kitchen, and a modern bathroom. With a long lease of 947 years, this apartment offers not only comfort but also peace of mind for future homeowners. The convenience of being just a one-minute walk away from Folkestone Central Station makes commuting a breeze for those who work or travel frequently. Don't miss out on the opportunity to make this lovely home yours. Schedule a viewing today and imagine yourself living in the heart of Folkestone's vibrant community at Castle Hill Avenue.





**Entrance Porch**

**Lounge/Dining Room**

17' 5" x 15' 7" (5.31m x 4.75m)

**Kitchen**

16' 4" x 7' 7" (4.98m x 2.31m)

**Bathroom**

9' 9" x 4' 2" (2.97m x 1.27m)

**W.C**

**Bedroom One**

17' 2" x 13' 6" (5.23m x 4.11m)

**Bedroom Two**

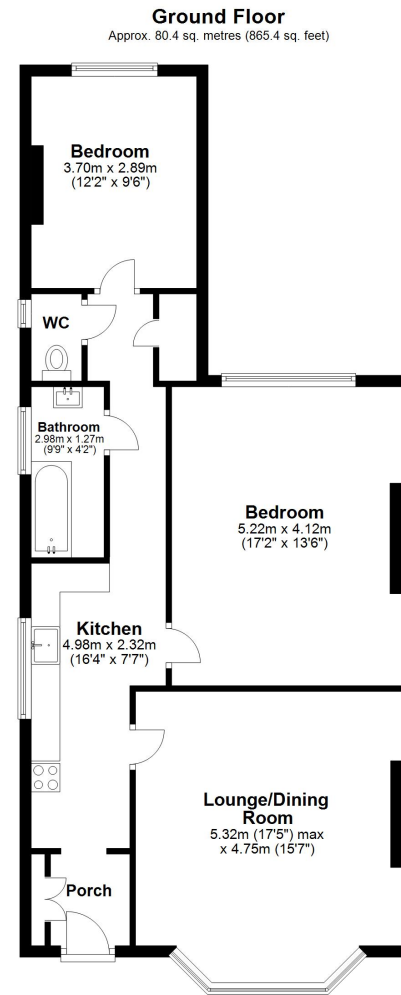
12' 2" x 9' 6" (3.71m x 2.90m)

**Lease + Service Charges**

We understand the property has a 999 year lease from 25 March 1972. Leaving 947 years remaining.

The current service charge is £600 per annum.

The ground rent is £0 per annum.



Total area: approx. 80.4 sq. metres (865.4 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.

