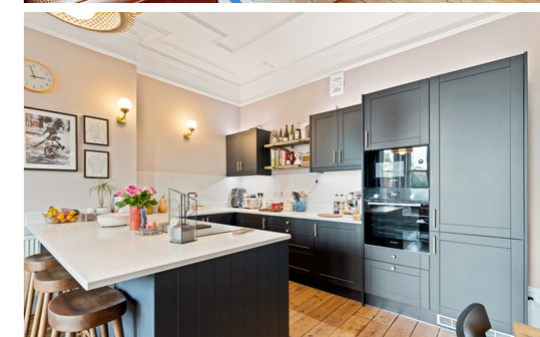


Flat 1, 15 Grimston Avenue

FOLKESTONE, Kent
CT20 2QE

£350,000 SHARE OF FREEHOLD

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this stunning ground floor period garden apartment, situated in the sought after location of Grimston Avenue in Folkestone's West End. The property is just a short walk from Folkestone Central Train Station, Folkestone Town Centre and The Leas Promenade. The property is bursting with original features and has been modernised throughout by the current owners. The accommodation comprises open plan lounge/kitchen/diner, family bathroom and two double bedrooms. Additional benefits include two off road parking spaces, a private rear garden, cellar storage room, a long lease and the freehold of the building. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



Entrance Hall

Lounge/Kitchen/Diner

23' 8" x 16' 10" (7.21m x 5.13m)

Bathroom

11' 3" x 5' 1" (3.43m x 1.55m)

Bedroom One

16' 10" x 14' 11" (5.13m x 4.55m)

Bedroom Two

15' 4" x 10' 4" (4.67m x 3.15m)

Two Off Road Parking Spaces

Rear Garden

The property has a good size west facing garden that is mainly laid to lawn.

Cellar Storage Room

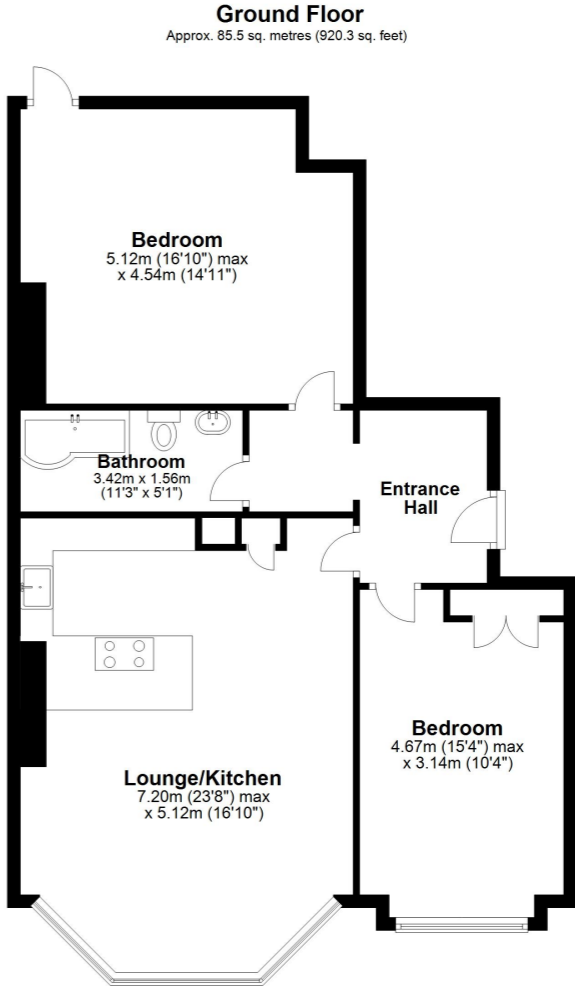
The property has a cellar storage room in the basement, accessed via a door to the side of the property. Each apartment within the building has its own storage room and the cellar staircase and hallways are communal.

Lease + Service Charge Information

We Understand that the property will be sold with the full freehold of the building.

The service charge is on average £1000 per annum.

There is no ground rent to pay.



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.

