



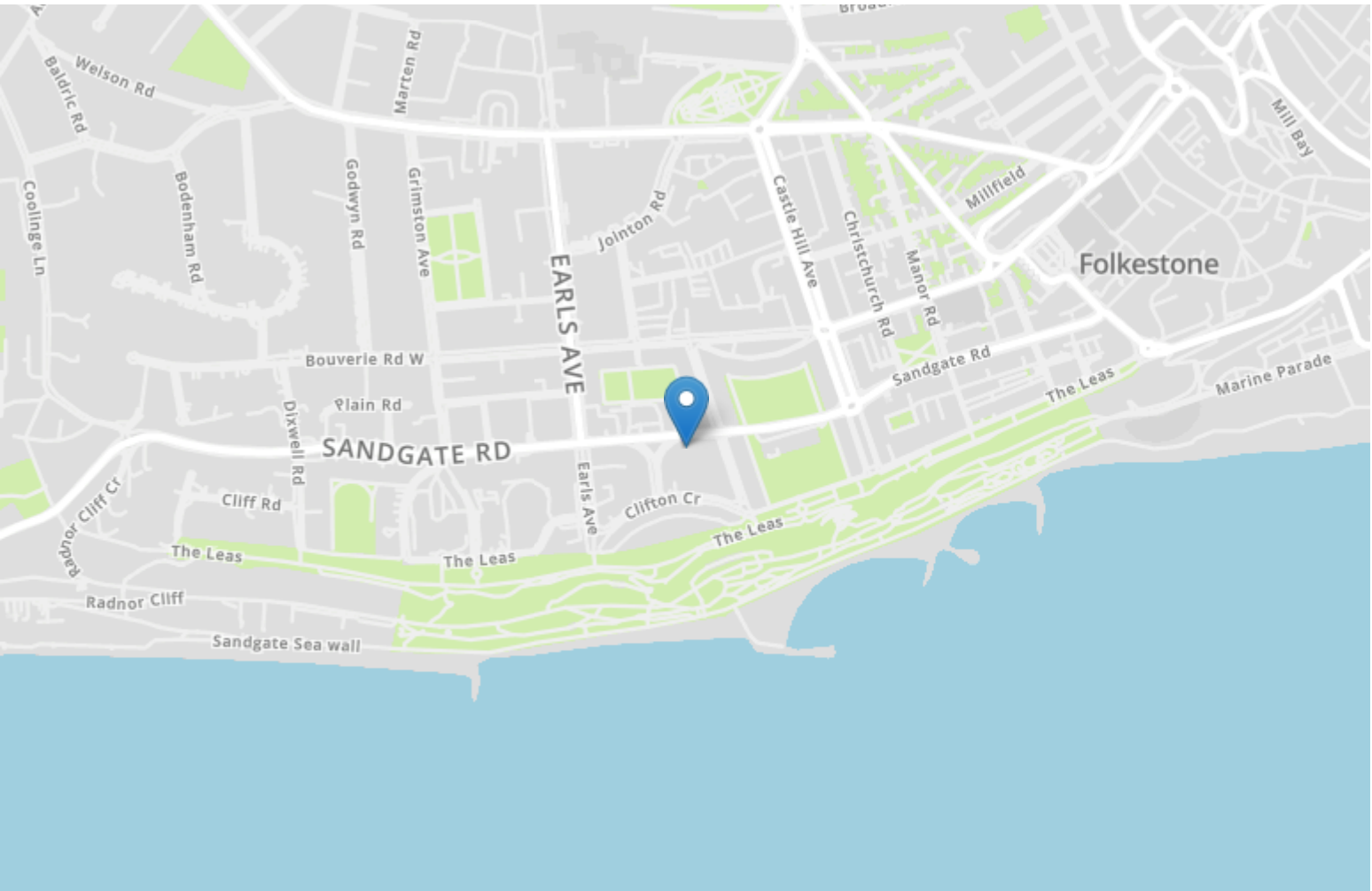
Burnap + Abel
4 Sandgate Road
Folkestone
Kent
CT20 2BZ

Email folkestone@burnapandabel.co.uk
Phone 01303 258590
www.burnapandabel.co.uk



Burnap + Abel
4 Sandgate Road
Folkestone
Kent
CT20 2BZ

Email folkestone@burnapandabel.co.uk
Phone 01303 258590
www.burnapandabel.co.uk



2 Quain Court Sandgate Road

Folkestone
CT20 2HH

£200,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to Quain Court, Sandgate Road, Folkestone! This charming 2 bed ground floor apartment is just waiting for someone to come and give it the TLC it deserves. Step inside this diamond in the rough and you'll find a spacious lounge with a balcony/terrace perfect for enjoying your morning coffee or evening glass of wine. The kitchen is just waiting for your personal touch to transform it into a chef's dream. With two bedrooms and a bathroom ready for a makeover, this apartment has endless potential. And don't forget about the communal garden where you can relax and soak up the sun on those warm summer days. Best of all, this property comes with no chain, meaning you could be settling into your new home sooner than you think. Don't miss out on this fantastic opportunity to make this house your own in the heart of Folkestone. Schedule your viewing today!



Entrance Hall

Lounge

13' 2" x 11' 7" (4.01m x 3.53m)

Kitchen

8' 11" x 6' 4" (2.72m x 1.93m)

Bathroom

6' 8" x 6' 3" (2.03m x 1.91m)

Bedroom One

14' 3" x 10' 9" (4.34m x 3.28m)

Bedroom Two

10' 7" x 9' 7" (3.23m x 2.92m)

Balcony

Communal Garden

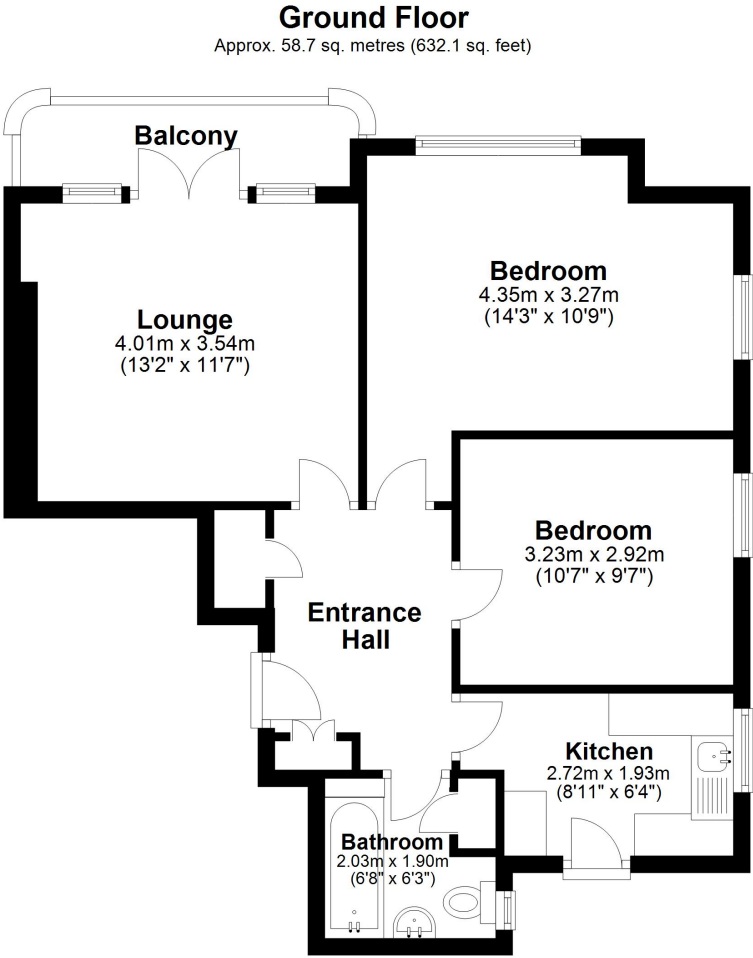
Lease + Service Charges

We understand the lease has 156 years remaining of a lease term of 200 years from 1 April 1981.

No ground rent to pay.

Service Charges include mains heating and water/drainage. The charges are approximately ££3683

We understand that there is a large balance in the current fund which is in excess of £100,000.



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.

