



## Flat A, 157 Cheriton Road

Folkestone  
CT19 5HE

**£170,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... CASH BUYERS ONLY !!!!! Welcome to this hidden gem on Cheriton Road in Folkestone! This two-bedroom garden flat is the perfect blank canvas for those looking to create their dream home. The property is in need of a full renovation, giving you the opportunity to truly make it your own. Step inside and discover a spacious lounge, kitchen, dining room, two bedrooms, and a bathroom. The cellar offers additional storage space, while the private rear garden provides a peaceful south facing outdoor oasis just waiting to be transformed into your own personal sanctuary. Conveniently located close to Folkestone Central Train Station for easy commuting, this property is bursting with potential and awaits a new owner ready to bring it back to life. Don't miss out on this exciting opportunity - schedule your viewing today!





Entrance Hall

Lounge

15' 8" x 13' 11" (4.78m x 4.24m)

Kitchen

12' 7" x 9' 5" (3.84m x 2.87m)

Dining Room

12' 5" x 11' 11" (3.78m x 3.63m)

Bedroom One

19' 9" x 13' 11" (6.02m x 4.24m)

Bedroom Two

11' 11" x 9' 4" (3.63m x 2.84m)

Bathroom

7' 2" x 4' 2" (2.18m x 1.27m)

Cellar

Lease, Service Charges + Freehold Information

We understand the lease term is 99 years from 1 October 1983. Leaving 57 years remaining on the current lease.

We have been informed that there is an agreed price of £35,000 for a lease extension or £40,000 to purchase a share of the freehold.

We are awaiting confirmation of the service charges and ground rent.

