



## **Testwood Court Flat 15, 27-29 Clifton Gardens**

Folkestone  
CT20 2EF

**£235,000 LEASEHOLD**

DRAFT DETAILS....FOR SALE WITH BURNAP + ABEL....Burnap and Abel are delighted to introduce this two bedroom fourth floor apartment located in the sought after location of Clifton Gardens in the heart of Folkestone's West End. This property is in our opinion good condition and comprises of a large lounge/dining, kitchen, family bathroom and two double bedrooms. Additional benefits include excellent views and underground parking, gas central heating and double glazing. This property is also being sold CHAIN FREE and for your chance to view call sole agent Burnap and Abel now on 01303 258590.



## Hall

Large entrance hall with carpeted floor and doors leading to

## Lounge/Dining Room

16' 10" x 14' 8" (5.13m x 4.47m) A large lounge/dining room with excellent views, double glazed window and carpeted floor

## Kitchen

13' 1" x 10' 10" (3.99m x 3.30m) With a mix of wall and base units integral oven and grill, gas hob with extractor overhead, space for washing machine, vinyl flooring, double glazed window

## Bedroom

14' 8" x 13' 0" (4.47m x 3.96m) A good sized double bedroom with carpeted floor, double glazed window and radiator

## Bedroom

11' 2" x 11' 11" (3.40m x 3.63m) A good sized double bedroom with carpeted floor, radiator and double glazed window

## Bathroom

8' 3" x 6' 6" (2.51m x 1.98m) A three piece bathroom suite comprising of a low level W.C, wash hand basin, panelled bath with shower overhead,

## Parking

This property has 1 underground parking space

## Lease details

This property comes with a 98 year lease

The current service charge is at £2600 per annum



Total area: approx. 85.5 sq. metres (920.3 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.

