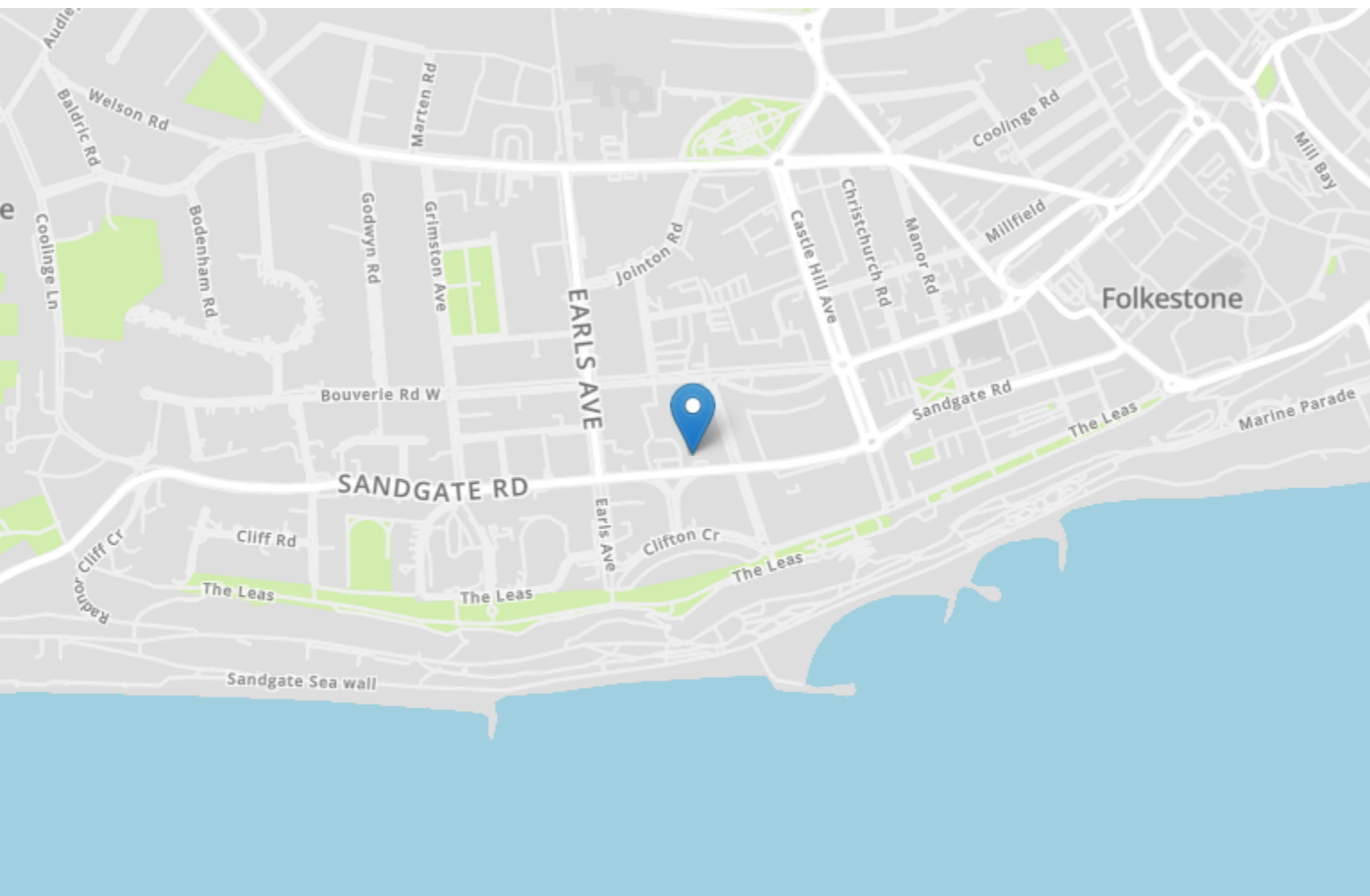


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		53	66
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Flat 8, 16 Augusta Gardens

FOLKESTONE
CT20 2RR

£140,000 LEASEHOLD

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this one bedroom third floor apartment situated in the heart of Folkestone's West End. With easy access to the Town Centre, Folkestone Central Train Station and Leas Promenade, this property is a must see for any first time buyer or buy to let investor. The accommodation offers a lounge, kitchen/diner, family bathroom and double bedroom. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



Entrance Hall

With doors to;

Living Room

17'10 x 10'10 (5.44m x 3.30m)

Kitchen/Diner

14'4 x 13'7 (4.37m x 4.14m) narrowing to 3'5 x 6'6 (1.04m x 1.98m)

Bedroom One

13'6 x 9'1 (4.12m x 2.77m)

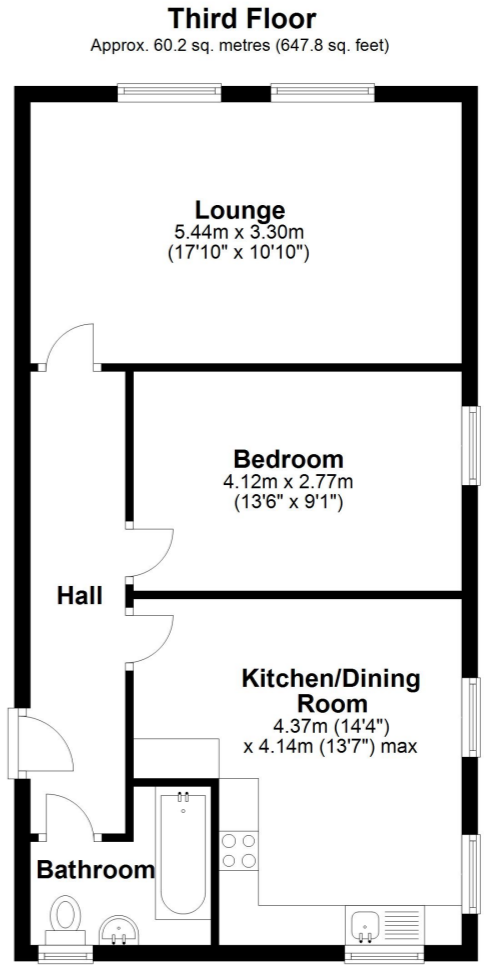
Bathroom

Lease Information

We have been made aware that the lease has 64 years remaining of a 99 year lease

The service charge is £110 pcm

The ground rent is £60 per annum



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.

