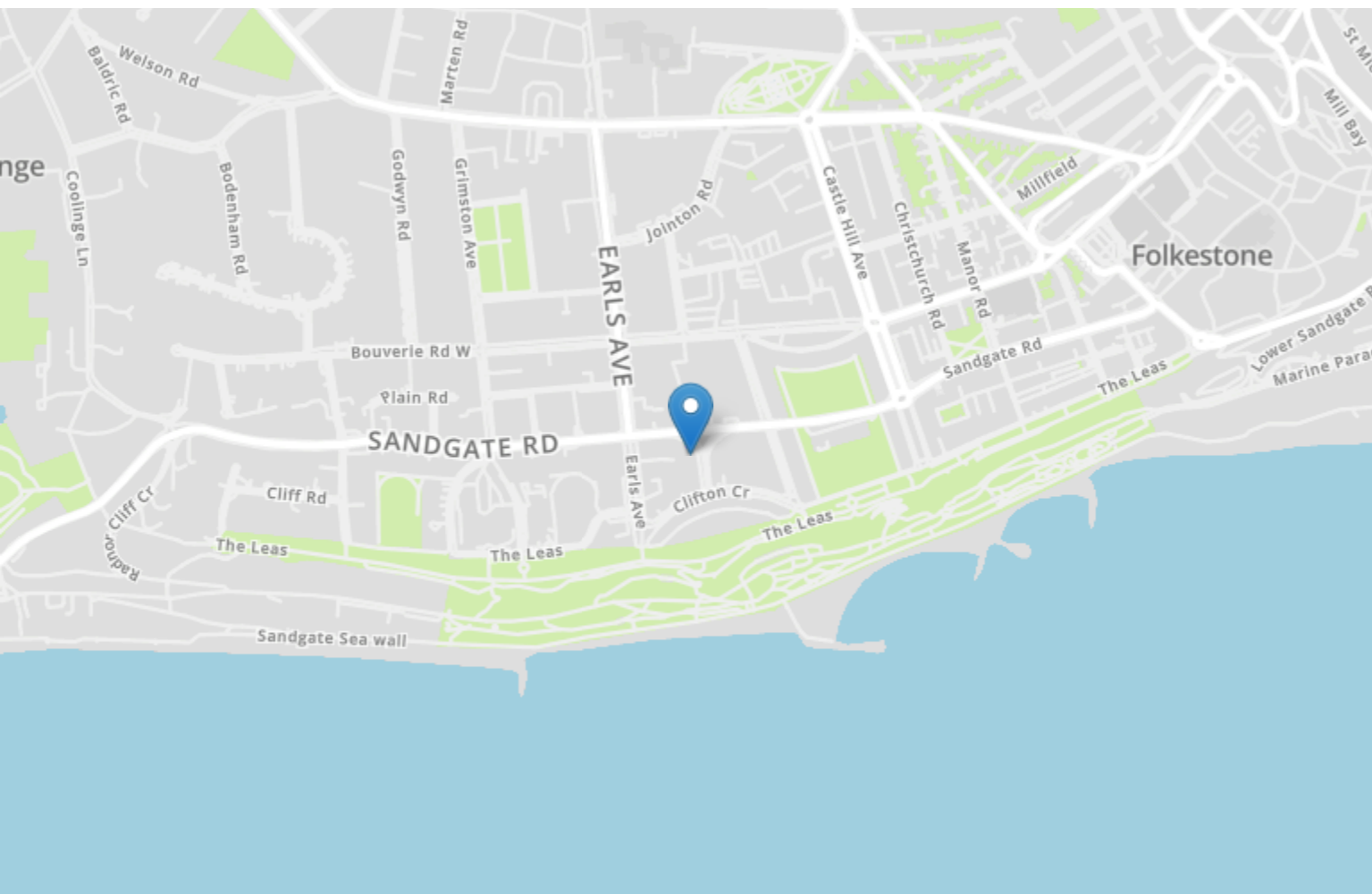


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Flat 14, 11 Trinity Crescent

Folkestone  
CT20 2ES

**£220,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 2-bedroom second-floor apartment located in the sought-after Trinity Crescent in the heart of Folkestone's West End. Boasting a private balcony, perfect for enjoying your morning coffee or evening cocktails, this property offers an ideal setting for relaxation and entertainment. As you step inside, you'll be greeted by a bright and airy open-plan living, kitchen, and dining area – perfect for hosting gatherings with friends and family. The two generously-sized double bedrooms provide ample space for rest and relaxation. Residents will also benefit from access to a communal garden, offering a peaceful escape from the hustle and bustle of city life. With a lift in the building for added convenience and a 113-year lease ensuring peace of mind, this property truly has it all. Conveniently located just a short walk away from Folkestone Central Train Station, commuting has never been easier. Don't miss out on this fantastic opportunity to make Trinity Crescent your new home – schedule a viewing today!



### Entrance Hall

### Lounge/Kitchen/Diner

15' 9" x 12' 8" (4.80m x 3.86m)

### Bathroom

7' 11" x 5' 8" (2.41m x 1.73m)

### Bedroom One

11' 7" x 9' 7" (3.53m x 2.92m)

### Bedroom Two

12' 8" x 9' 11" (3.86m x 3.02m)

### Balcony

### Communal Garden

### Lease + Service Charges

We understand the lease is 125 years from and including 29 September 2012 and to and including 28 September 2137. This is equivalent to 113 years remaining.

The service charge is approximately £1500 per annum.

The ground rent is £230 per annum.

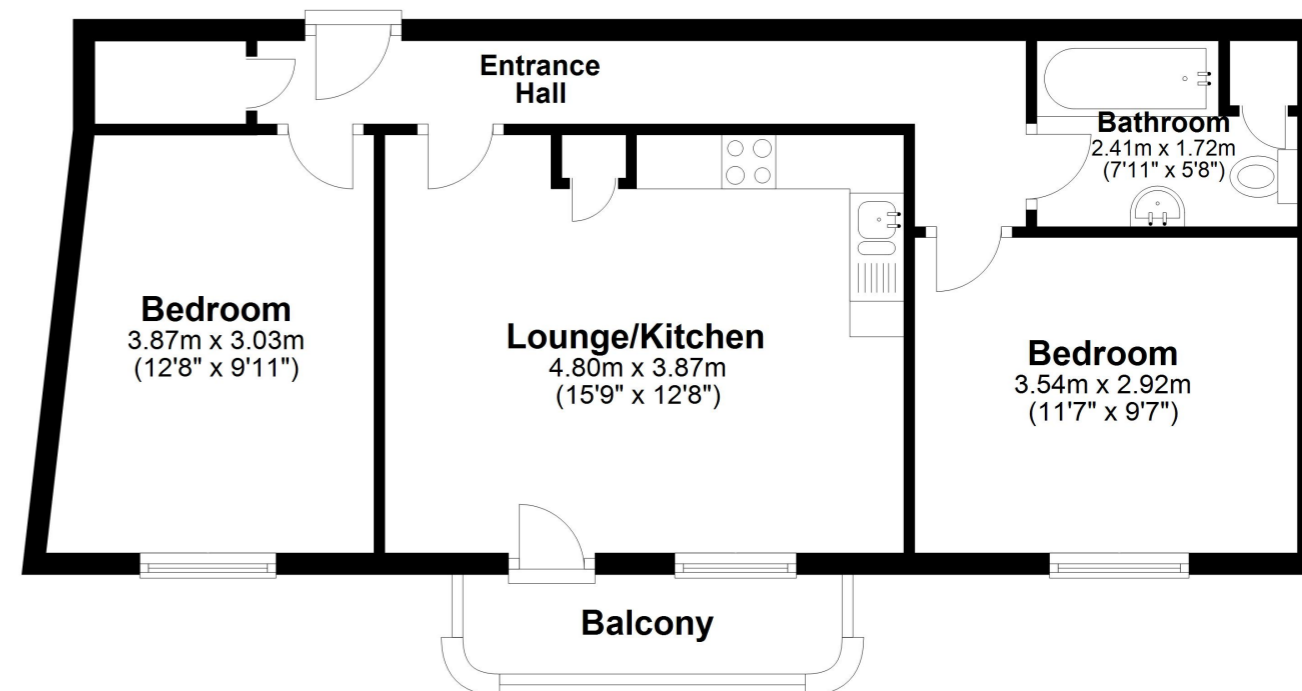
### Property Notes:

Please note that this property is owned by one of the directors of Burnap + Abel LTD.

The pictures shown are of the property when it was purchased. It currently has a tenant that is vacating and whilst they are packing up, images were not sufficient for marketing, So the images taken nearly 2 years ago have been used.

## Second Floor

Approx. 53.6 sq. metres (577.0 sq. feet)



Total area: approx. 53.6 sq. metres (577.0 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.

