

## Ground Floor Flat, 78 Dover Road

FOLKESTONE, Folkestone  
CT20 1LA

**£170,000 LEASEHOLD**

FOR SALE WITH BURNAP AND ABEL...Step into this beautifully renovated two-bedroom ground floor flat located on Dover Road in the charming town of Folkestone. This property has recently undergone a stunning refurbishment, offering a modern and stylish living space ready for you to move straight in.

The layout creates a seamless flow between the spacious living area and newly fitted kitchen, perfect for entertaining guests or relaxing with loved ones. The property also boasts two generously sized bedrooms, providing ample space for comfortable living.

One of the standout features of this home is the private courtyard garden, ideal for enjoying al fresco dining or simply unwinding after a long day. Additionally, with no onward chain, you can rest easy knowing that your dream home could be yours without any delays.

Conveniently situated close to local shops and amenities, as well as excellent transport links, this property truly offers a fantastic opportunity to live in a thriving community while enjoying all the comforts of modern living. Don't miss out on your chance to make this house your perfect home sweet home.

Call Burnap and Abel on 01303 258590 to organise a viewing.

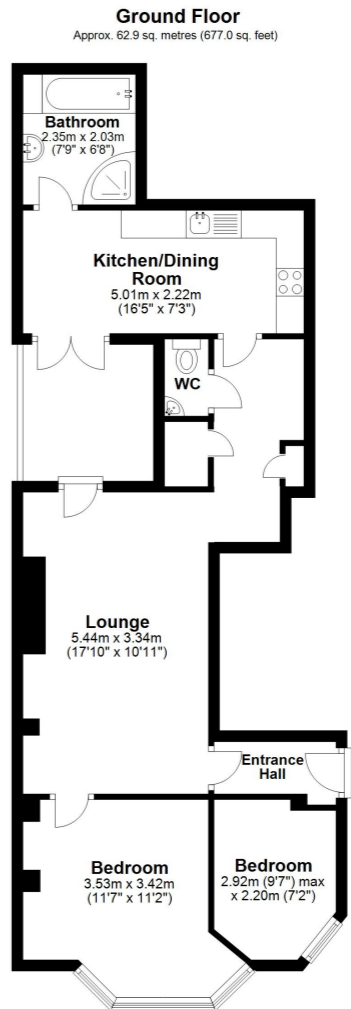
[www.burnapandabel.co.uk](http://www.burnapandabel.co.uk)



**Lease Information**

We have been advised by the vendor that the property comes had a 999 year lease from 2023.

We have been advised that the service charge is approximately £270 per annum.



Total area: approx. 62.9 sq. metres (677.0 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.

