



**Laing  
Bennett**  
Independent estate & letting agents

2 Ground Floor Flat, Canterbury Road, Lyminge, Folkestone, Kent, CT18 8HT

EPC Rating = C

Guide Price £265,000









Stunning ground floor apartment which has been refurbished to the highest of standards to offer light bright and contemporary living space. The property features a generous living area, a sleek and functional kitchen and a good sized bedroom with an adjoining dressing room which is ideal for extra storage or a home office. There is a stylish shower room and a separate cloakroom/WC. One of the standout features of this property is the private rear garden, offering a peaceful outdoor space to relax or entertain. This beautiful home has been designed to balance comfort and practicality while being set close to local amenities and transport links. Leasehold with 50% share of the Freehold. NO CHAIN. EPC RATING = D

**Guide Price £265,000**

**Tenure** Leasehold Share of Freehold

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 1

**Bathrooms** 1

**Parking** Free public car park

**Heating** Gas

**EPC Rating** C

**Council Tax** Band A

Folkestone & Hythe District Council



**Situation**

The village of Lyminge is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks, cycle routes, bridle paths and benefiting from the amenities the village has to offer. There is a Post Office & convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.

**The accommodation comprises**

**Ground floor**

**Entrance hall**

**Living room**

13' 11" x 13' 2" (4.24m x 4.01m)

**Kitchen**

12' 1" x 11' 3" (3.68m x 3.43m)

**Hallway**

**WC**

**Dressing room**

13' 2" x 8' 0" (4.01m x 2.44m)

**Shower room**

**Bedroom**

12' 8" x 9' 7" (3.86m x 2.92m)

**Outside**

**Rear garden**





### Leasehold with share of Freehold

Lease: A 999 year leasehold started in 2024 so there are 998 years remaining.

Freehold: 50% share of the Freehold.

Service charge: the maintenance and building insurance is covered by the two apartments each paying £50.00 PM (£600 PA).

### Agent note

Under section 21 of the Estate Agents Act, we are obliged to inform you that the Vendors of this property are Directors of Laing Bennett Ltd.







Yale

11  
RIVINGTON  
HOUSE

12







Approximate Gross Internal Area = 60 sq m / 649 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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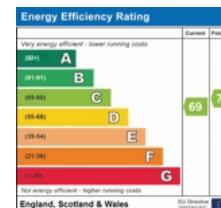
Need to book a viewing?

If you would like to book a viewing please contact our office on **01303 863393** or email **[sales@laingbennett.co.uk](mailto:sales@laingbennett.co.uk)**

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