

## **87 George Gurr Crescent**

Folkestone  
CT19 6LF

**£160,000 LEASEHOLD**

DRAFT DETAILS....For sale with Burnap + Abel....Burnap and Abel are delighted to introduce this superb two bedroom first floor flat located in Folkestone. This property is in our opinion excellent condition and comprises of a large lounge, Kitchen, two double bedrooms and a family bathroom. Additional benefits include a private rear garden, gas central heating and double glazing. For your chance to view call SOLE agent Burnap and Abel now on 01303 258590.



## Entrance Hall

With doors leading to

## Lounge/Dining Room

14' 5" x 14' 5" (4.39m x 4.39m) A large lounge/dining room with carpeted, radiator and double glazed window

## Kitchen

12' 2" x 9' 9" (3.71m x 2.97m) With a mix of wall and base units, roll edge work surfaces, integral oven and grill, hob with extractor overhead, integral fridge/freezer, double glazed window

## Bedroom

12' 11" x 12' 11" (3.94m x 3.94m) A large double bedroom with carpeted floor, radiator and double glazed window

## Bedroom

10' 6" x 10' 4" (3.20m x 3.15m) A large double bedroom with radiator, double glazed window and carpeted floor

## Garden

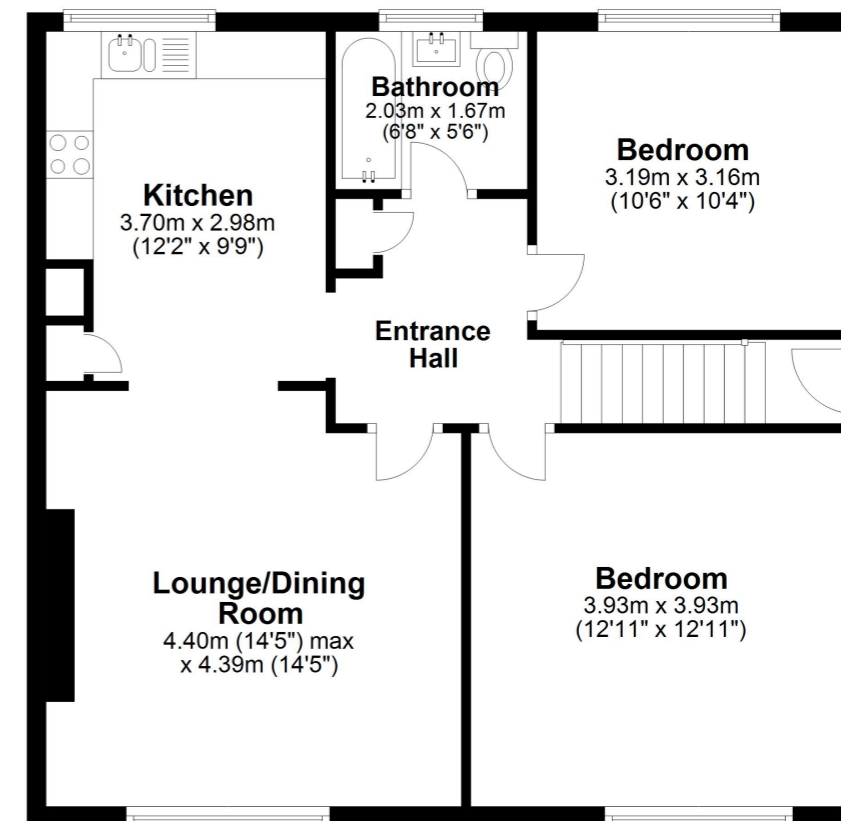
A large private rear garden

## Lease and Service Charge

Ground rent is £10 a year. The estimated charges for 2023-24 were £370.

87 years remain on the lease

**First Floor**  
Approx. 68.9 sq. metres (742.1 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.

