# BURNAP +ABEL

**Burnap + Abel**
4  Sandgate Road
Folkestone
Kent
CT20 2BZ

**Email**  folkestone@burnapandabel.co.uk

**Phone**  01303 258590

**www.burnapandabel.co.uk**

# BURNAP +ABEL

**Burnap + Abel**
4  Sandgate Road
Folkestone
Kent
CT20 2BZ

**Email**  folkestone@burnapandabel.co.uk

**Phone**  01303 258590

**www.burnapandabel.co.uk**

## 9 Quain Court  Sandgate Road

Folkestone

CT20 2HH

### £230,000  LEASEHOLD

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this recently refurbished two bedroom apartment, situated in the sought after 'art deco' building called Quain Court. The property is in our opinion in superb decorative order and offers a lounge, kitchen, shower room and two bedrooms. Additional benefits include a south facing private balcony, communal garden, lift, long lease and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.

**Entrance Hall**

**Lounge/Dining Room**

13' 7" x 11' 6" (4.14m x 3.51m)

**Kitchen**

10' 7" x 6' 4" (3.23m x 1.93m)

**Shower Room**

6' 6" x 6' 6" (1.98m x 1.98m)

**Bedroom One**

14' 3" x 10' 9" (4.34m x 3.28m)

**Bedroom Two**

10' 6" x 9' 5" (3.20m x 2.87m)

**Balcony**

A south facing balcony for sole use of the apartment.

**Communal Garden**

**Lease + Service Charges**
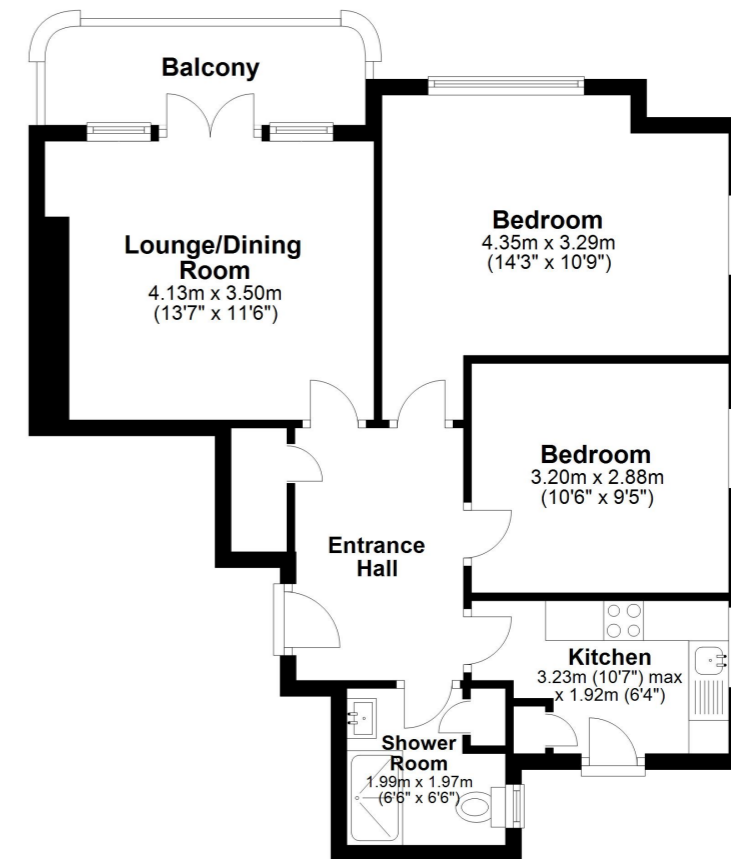
New lease of 247 years remaining

No ground rent to pay.

Service Charges include mains heating and water/drainage. The charges are approximately £2800 per annum.

We understand that there is a large balance in the current fund which is in excess of £100,000.

**Second Floor**

Approx. 59.0 sq. metres (635.2 sq. feet)

**Balcony**

**Lounge/Dining Room**
4.13m x 3.50m
(13'7" x 11'6")

**Bedroom**
4.35m x 3.29m
(14'3" x 10'9")

**Bedroom**
3.20m x 2.88m
(10'6" x 9'5")

**Entrance Hall**

**Kitchen**
3.23m (10'7") max
x 1.92m (6'4")

**Shower Room**
1.99m x 1.97m
(6'6" x 6'6")

Total area: approx. 59.0 sq. metres (635.2 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.