



## 42d East Cliff

Folkestone  
CT19 6BX

**£250,000 LEASEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL..... Burnap + Abel are delighted to offer this stunning four bedroom maisonette situated in a popular residential location on Folkestone East Cliff. The property is in our opinion in superb decorative order and offers a lounge/diner, kitchen, family bathroom, four bedrooms and and two en-suite bathrooms. Additional benefits include a new 125 year lease, no onward chain and an ideal location for Folkestone Harbour and the Beach. For your chance to view call sole agent Burnap + Abel now on 01303 258590.





Entrance Hall

Lounge/Dining Room

16' 1" x 15' 11" (4.90m x 4.85m)

Kitchen

13' 4" x 9' 3" (4.06m x 2.82m)

Bathroom

11' 10" x 7' 11" (3.61m x 2.41m)

Bedroom One

16' 0" x 11' 10" (4.88m x 3.61m)

Bedroom Two

11' 11" x 10' 7" (3.63m x 3.23m)

Bedroom Three

10' 6" x 7' 11" (3.20m x 2.41m)

Bedroom Four

14' 6" x 9' 5" (4.42m x 2.87m)

En-Suite

8' 0" x 7' 11" (2.44m x 2.41m)

Lease + Service Charge Information

We understand that the owner has just completed a lease extension giving the property a new 125 year lease.

The service charges are £125 pcm totalling £1500 per year.



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.

