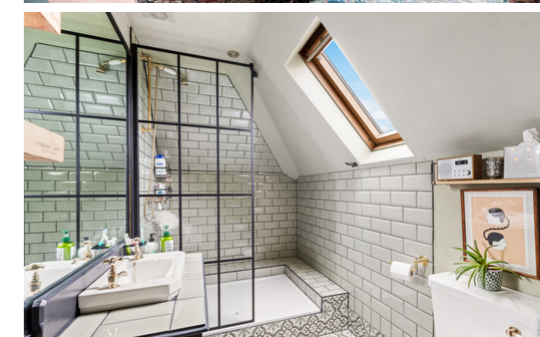


35F Grimston Avenue

FOLKESTONE
CT20 2QD

£230,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to Grimston Avenue in Folkestone, where sophistication meets convenience in this stunning 2 bedroom apartment. Located within an impressive Edwardian building, this home boasts a prime location just steps away from Folkestone Central Train Station, making commuting a breeze. As you step inside, you'll be greeted by a beautifully maintained interior that exudes charm and elegance. The spacious living area is perfect for entertaining guests or simply unwinding after a long day. The kitchen is a chef's dream with modern appliances and ample counter space for meal prep. The bedrooms are cosy retreats, offering plenty of natural light and storage space. With its excellent condition and desirable location and private access to Grimston Gardens! this property will not stay on the market for long. Don't miss your chance to call Grimston Avenue home - schedule a viewing today!



Entrance Hall

Lounge

17' 5" x 13' 1" (5.31m x 3.99m)

Kitchen

8' 2" x 6' 7" (2.49m x 2.01m)

Bedroom One

14' 3" x 10' 8" (4.34m x 3.25m)

Bedroom Two

12' 8" x 8' 11" (3.86m x 2.72m)

Shower Room

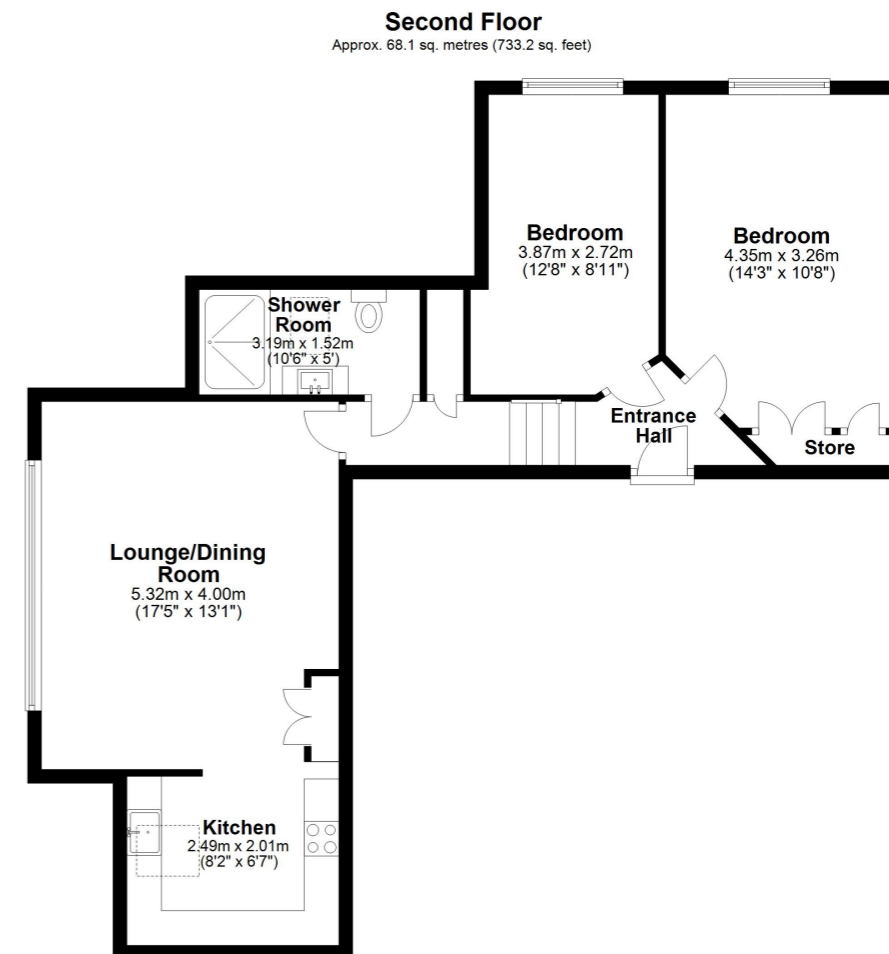
10' 6" x 5' 0" (3.20m x 1.52m)

Lease + Service Charges

The property has a 107 year lease.

The service charge is £1500 per annum.

The ground rent is £100 per annum.



Total area: approx. 68.1 sq. metres (733.2 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.

