
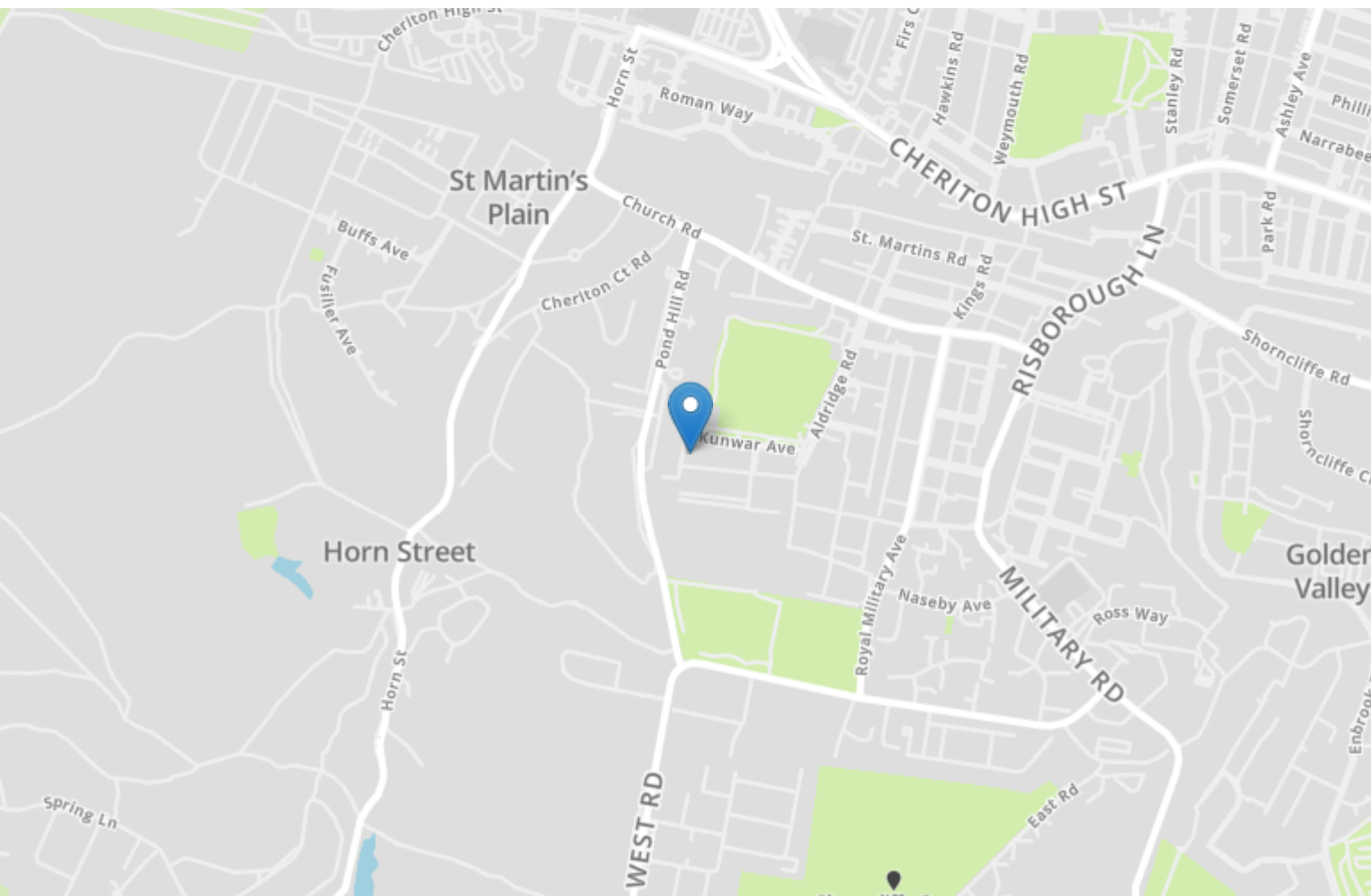


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Brigadier Court Flat 8, 23 Colonel Drive

Folkestone
CT20 3WS

£190,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this stunning 1/2 bedroom apartment in the desirable Brigadier Court on Colonel Drive in Folkestone. This modern home is only 3 years old and offers a peaceful and quiet location, perfect for those looking for a tranquil retreat. Step inside to find an open plan lounge, kitchen, and diner that is ideal for entertaining guests or simply relaxing after a long day. The master bedroom provides ample space for relaxation after a long day. With ample storage space and high-end finishes throughout, this home truly has it all, including a home office which can double up as a nursery or small second bedroom. To top it off, parking is included so you never have to worry about hunting for a spot after a long day at work. Don't miss out on the opportunity to make this charming apartment your own – schedule a viewing with sole agent Burnap + Abel today!



Entrance Hall

Lounge/Kitchen/Diner

17' 9" x 16' 3" (5.41m x 4.95m)

Bathroom

9' 6" x 5' 7" (2.90m x 1.70m)

Bedroom

13' 8" x 8' 6" (4.17m x 2.59m)

Study

8' 7" x 4' 4" (2.62m x 1.32m)

Allocated Parking

Lease + Service Charges

We understand the lease was 125 years from 2021 leaving approximately 121 years remaining.

The service charge for 2024 was £1195 and there is a peppercorn ground rent of £1 per annum.

Third Floor

Approx. 58.4 sq. metres (629.0 sq. feet)

