
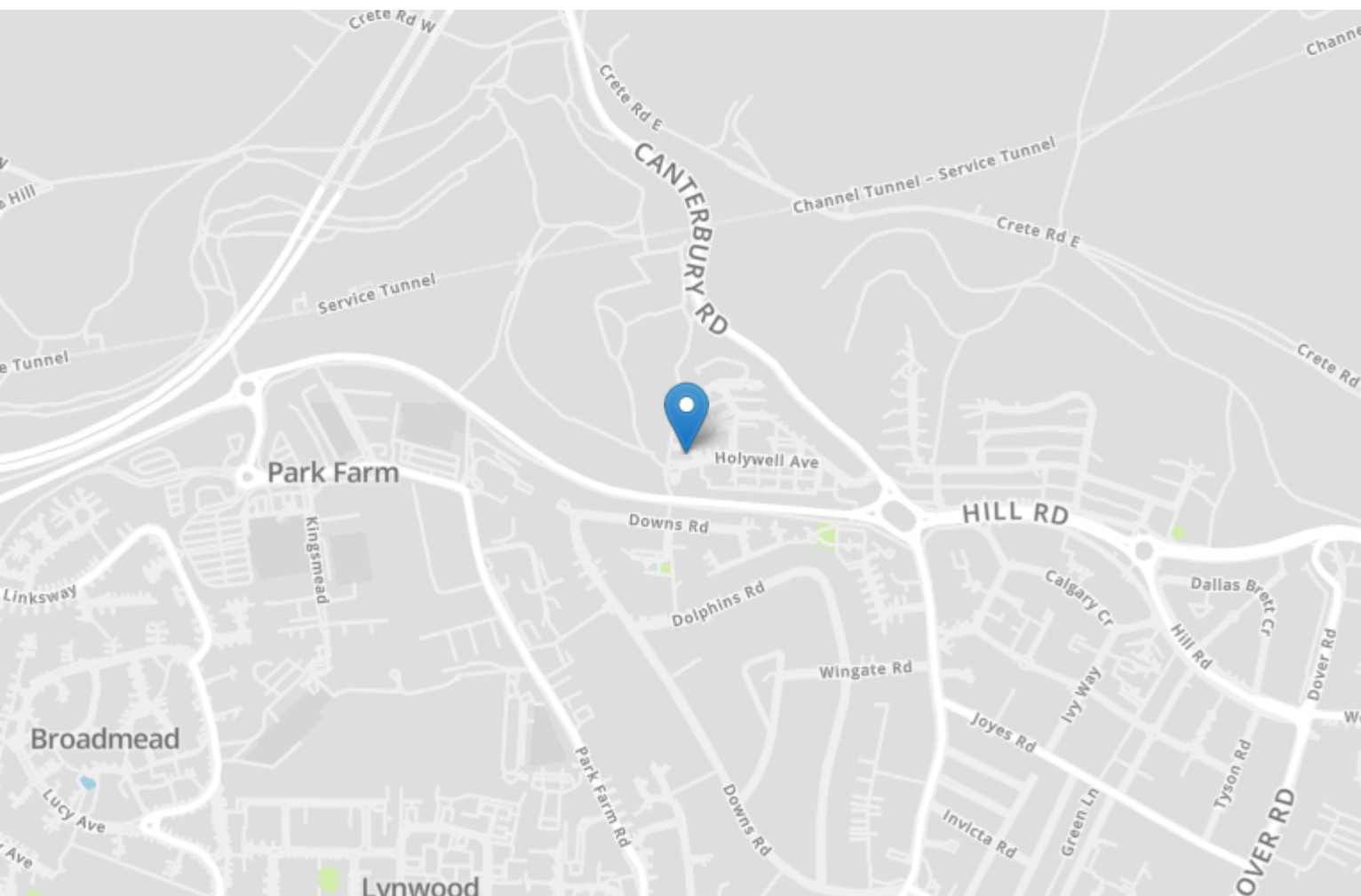


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



72 Holywell Avenue

Folkestone
CT19 6LD

£170,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... This impeccably presented first floor apartment features dedicated residence parking and a meticulously maintained communal garden. It is located in a tranquil yet accessible area, conveniently close to the M20, making it an excellent choice for regular commuters.

This property is particularly suitable for first-time buyers or buy-to-let investors. The apartment boasts a generous open-plan lounge decorated tastefully with a feature wall. The kitchen is fitted with wall and base units, integrated cooker with hob and extractor fan. Space for a washing machine, fridge/freezer and dishwasher with a dining area also.

Two double bedrooms, both decorated neutrally ready to move straight into with carpeted flooring.

A contemporary shower room with a double walk in shower, WC and hand basin. Tiled walls and vinyl flooring.

The property also comes with residents parking to the front.

Contact Burnap + Abel on 01303258590 to organise a viewing.



Lounge

3.93m x 4.25m (12' 11" x 13' 11")

Kitchen/Dining Room

2.72m x 3.64m (8' 11" x 11' 11")

Bedroom 1

2.98m x 3.75m (9' 9" x 12' 4")

Bedroom 2

2.51m x 2.64m (8' 3" x 8' 8")

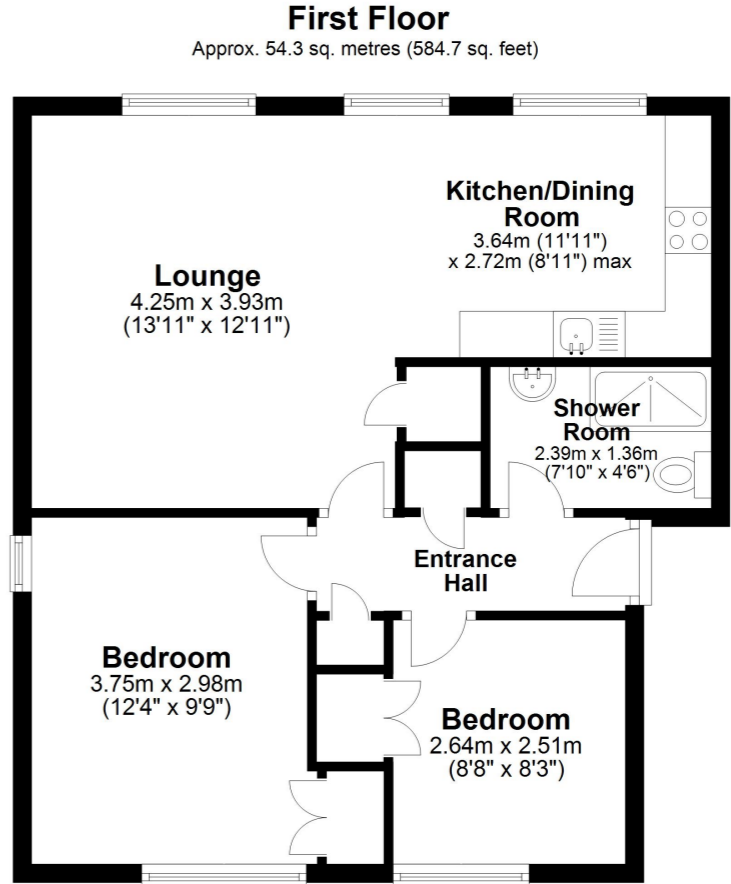
Shower Room

1.36m x 2.39m (4' 6" x 7' 10")

Lease Details

We understand from the vendor that the lease has approximately 950 years remaining

We understand from the vendor that the service charge is approximately £1050 per annum.



Total area: approx. 54.3 sq. metres (584.7 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.

