

## Linda Court Flat 2, 2 Cherry Garden Avenue

Folkestone  
CT19 5LB

**£180,000 SHARE OF FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this two bedroom ground floor apartment situated just a minutes walk from Folkestone West Train Station. The property has recently been updated by the current vendors and the accommodation comprises lounge/diner with turret, modern kitchen, family bathroom and two bedrooms. Additional benefits include an off road parking space, 4 cellar rooms with potential to convert and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Entrance Hall**

**Lounge/Dining Room**

17' 3" x 17' 3" (5.26m x 5.26m)

**Kitchen**

11' 7" x 8' 0" (3.53m x 2.44m)

**Dining Room**

8' 2" x 7' 11" (2.49m x 2.41m)

**Bedroom One**

13' 1" x 10' 11" (3.99m x 3.33m)

**Bedroom Two**

8' 8" x 5' 11" (2.64m x 1.80m)

**Cellar Room 1**

13' 1" x 8' 9" (3.99m x 2.67m)

**Cellar Room 2**

6' 1" x 4' 3" (1.85m x 1.30m)

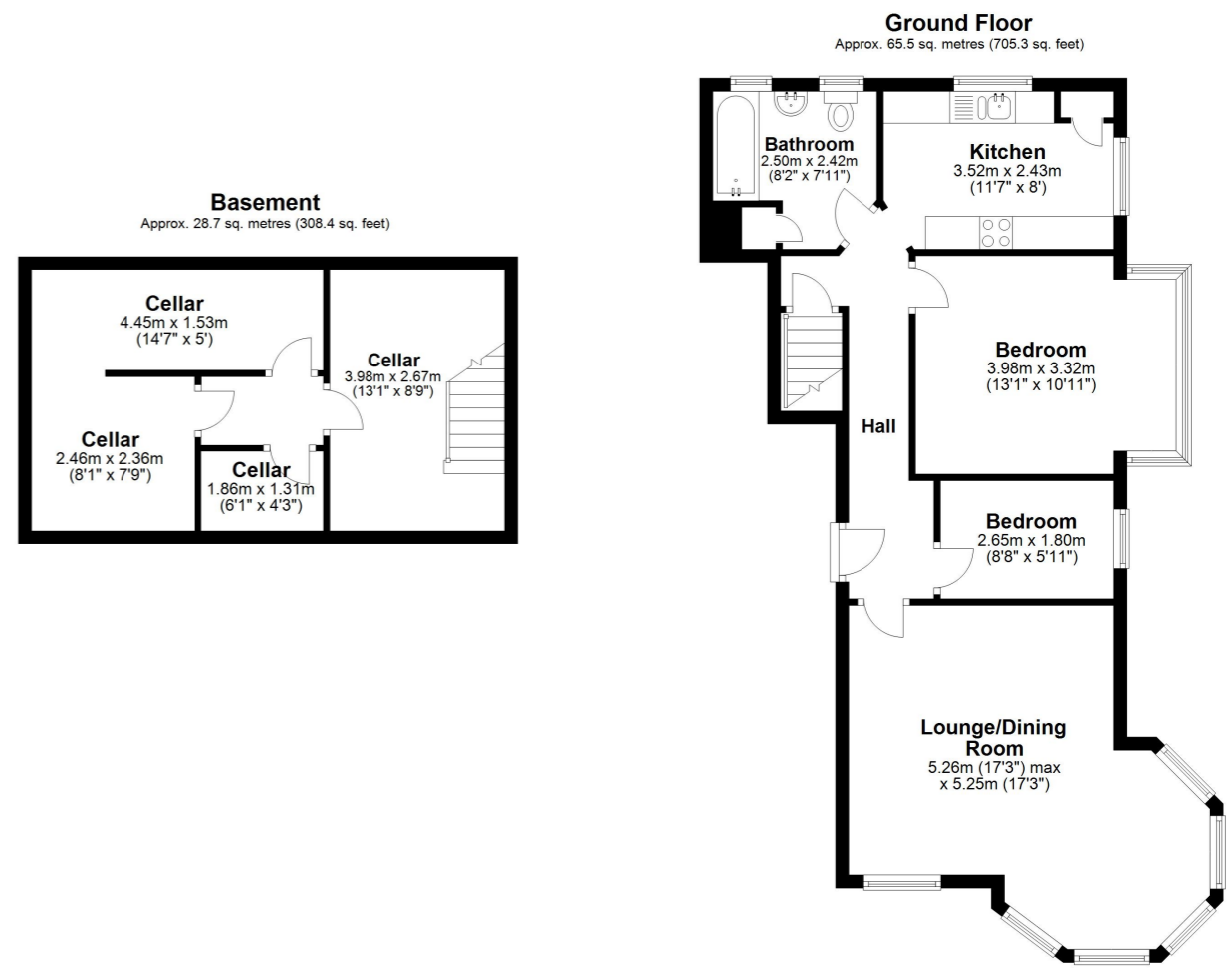
**Cellar Room 3**

8' 1" x 7' 9" (2.46m x 2.36m)

**Cellar Room 4**

14' 7" x 5' 0" (4.45m x 1.52m)

**Off Road Parking Space to Rear**



Total area: approx. 94.2 sq. metres (1013.7 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.

