

Flat 4, Samuel Plimsol House 35 Augusta Gardens

FOLKESTONE
CT20 2RT

£230,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this beautiful period apartment nestled in the charming Augusta Gardens of Folkestone. This recently refurbished 2 bedroom, 2 bathroom residence offers a perfect blend of modern amenities and classic elegance. Step into the spacious lounge/diner that boasts stunning views over the private gardens, creating a serene retreat for relaxation and entertainment. The well-equipped kitchen is perfect for whipping up delicious meals, while the shower room provides convenience for guests. The master bedroom features an en-suite bathroom, providing ultimate comfort and privacy. With its prime location in Augusta Gardens, you'll enjoy easy access to local shops, restaurants, and fast speed transportation options. Don't miss out on the opportunity to make this exquisite property your new home sweet home in Augusta Gardens! Schedule a viewing today.



Entrance Hall

With doors to;

Lounge/Diner

16' 1" x 19' 0" (4.90m x 5.79m) A spacious lounge/diner with original style fire place, double glazed bay windows and radiator.

Kitchen

11' 0" x 8' 8" (3.35m x 2.64m) A modern kitchen with a mix of wall and base units, sink and drainer, plumbing for a washing machine, new wall mounted boiler, tiled splash back, double glazed window.

Bedroom One

12' 6" x 12' 7" (3.81m x 3.84m) With a double glazed window, radiator and door to the en-suite.

En-Suite Bathroom

9' 3" x 6' 1" (2.82m x 1.85m) With a matching white suite comprising low level W.C, pedestal wash hand basin, paneled bath, tiled splash back and radiator.

Bedroom Two

11' 9" x 11' 0" (3.58m x 3.35m) With a double glazed window and radiator.

Family Shower Room

4' 6" x 10' 10" (1.37m x 3.30m) With a low level W.C, wall hung wash hand basin, large walk-in shower cubical, tiled splash back, tiled floor and frosted double glazed window.

Lease + Service Charges

We understand the property has 124 years remaining of a 125 year lease.

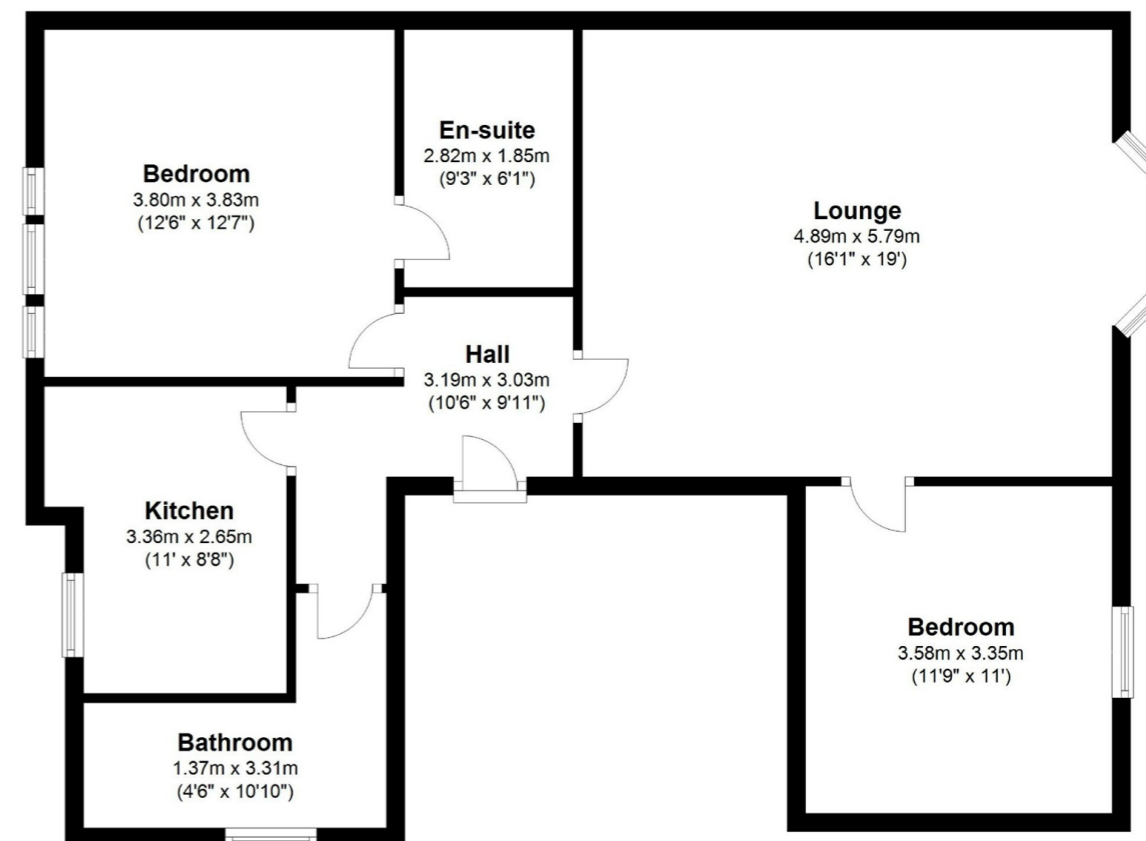
The ground rent is £200 per annum.

The service charge is £1200 per annum.

The property has recently had a new roof and been painted on the outside.

Ground Floor

Approx. 82.2 sq. metres (885.3 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 and prospective purchaser.

Plan produced using PlanUp.

