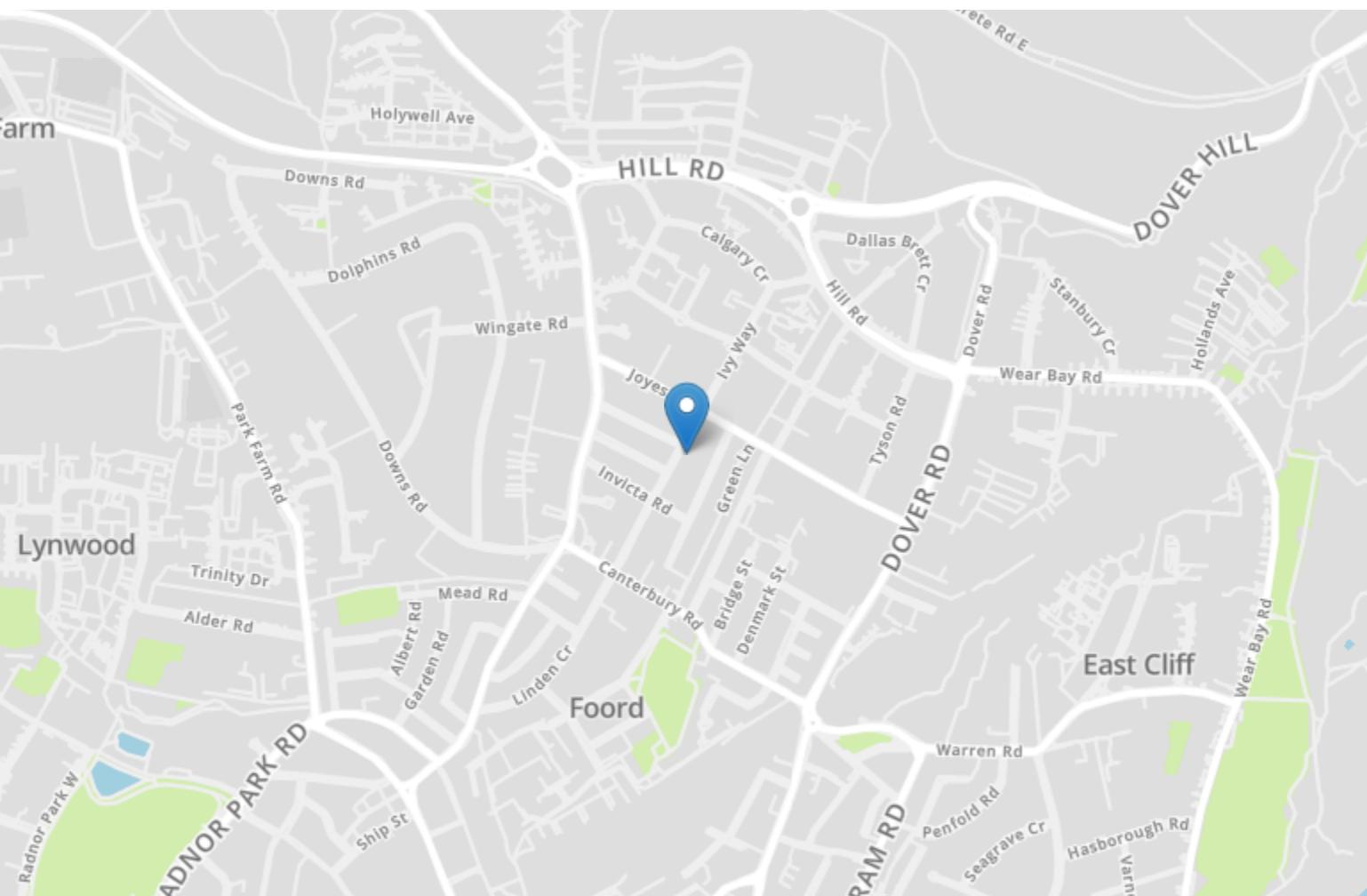


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## 80 Marshall Street

Folkestone

CT19 6ET

**£150,000 SHARE OF FREEHOLD**

DRAFT DETAILS....FOR SALE WITH BURNAP AND ABEL.... Burnap and Abel are delighted to introduce this one bedroom self contained garden flat located in Marshall Street Folkestone. This property is in excellent condition and comprises of a large lounge, kitchen, bedroom and a family bathroom. Additional benefits include private rear garden, double glazed throughout and gas central heating. This property is being sold CHAIN FREE and comes with a new lease and a share of the freehold. For your chance to view call SOLE agent Burnap and Abel now on 01303 258590.



## Lounge

14' 4" x 10' 11" (4.37m x 3.33m) A large lounge with wood flooring, area for dining table, gas radiator and large double glazed window

## Kitchen

8' 0" x 7' 6" (2.44m x 2.29m) With a mix of wall and base units, roll edge work surfaces, tiled flooring, double glazed window and door leading to garden

## Bedroom

10' 11" x 10' 10" (3.33m x 3.30m) A large double bedroom with carpeted floor, gas radiator and double glazed window

## Bathroom

8' 0" x 7' 11" (2.44m x 2.41m) A three piece bathroom suite comprising of a low level W.C, wash hand basin, panelled bath with shower overhead, tiled splash back and double glazed window

## Garden

A private rear garden with newly laid patio and a fenced boarder

## Lease info

This property comes with a new 125 year lease and a share of the freehold

This property also has ZERO restrictions on pets so all pets are welcome

**Ground Floor**  
Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 43.0 sq. metres (462.7 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.

