

## **Flat 4, 15 Ingles Road**

**FOLKESTONE**  
**CT20 2SN**

**£185,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this two bedroom top floor apartment situated in just a short walk from Folkestone Central Train Station and Folkestone Town Centre. The property is in our opinion in need of modernisation but boasts a spacious accommodation comprising lounge/diner, kitchen, family bathroom and two double bedrooms. Additional benefits include a long lease and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Entrance Hall**

**Lounge/Dining Room**

14' 6" x 13' 7" (4.42m x 4.14m)

**Kitchen**

13' 3" x 7' 4" (4.04m x 2.24m)

**Bathroom**

7' 10" x 4' 4" (2.39m x 1.32m)

**Bedroom One**

16' 5" x 14' 5" (5.00m x 4.39m)

**Bedroom Two**

11' 5" x 9' 5" (3.48m x 2.87m)

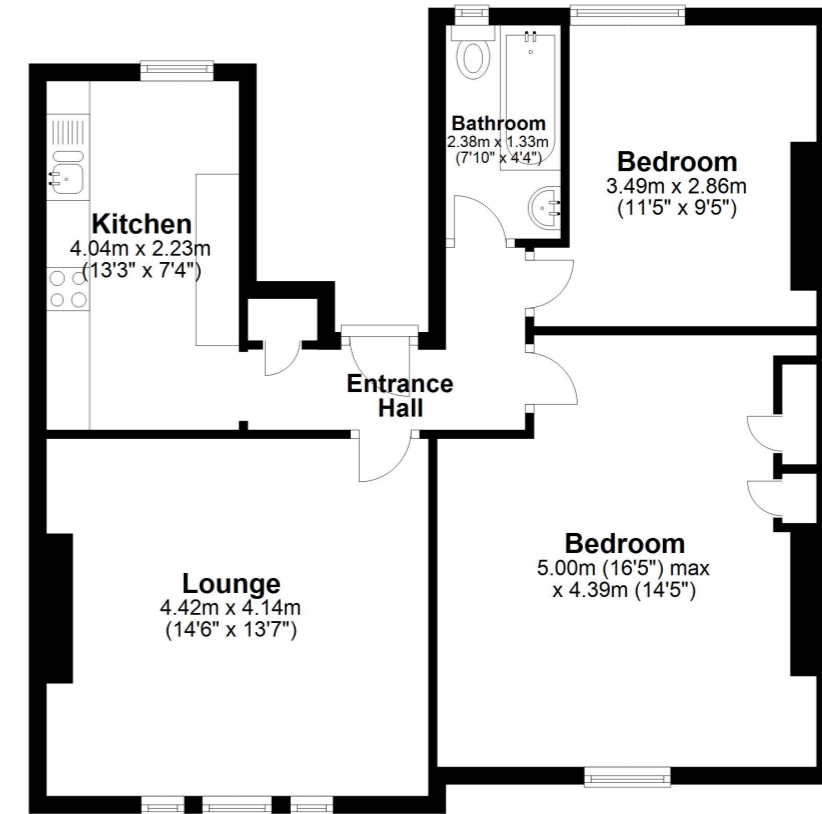
**Lease + Service Charge Information + Notes**

We understand the lease has over 900 years remaining.

The service charge is approximately £1200 per annum.

Please note that the roof has recently had a leak and that leak has been fixed. The decorating will be done in the main bedroom via the insurance company.

**Second Floor**  
Approx. 68.4 sq. metres (735.8 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 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.

