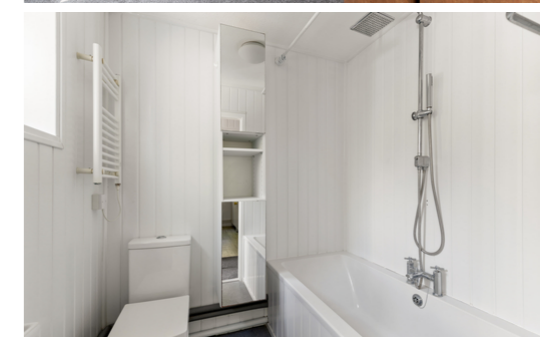


## 41 Wood Cottage Lane

Folkestone  
CT19 4QG

**£149,995 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 1 bed ground floor flat located on the popular cul de sac of Wood Cottage Lane in Cheriton. This cozy property is in good condition and boasts a private garden, perfect for relaxing or entertaining. With off-road parking available for multiple vehicles, convenience is key at this property. Featuring a generous 116-year lease and offered with no chain, this is an ideal opportunity for first-time buyers or investors looking for a hassle-free purchase. Don't miss out on the chance to make this lovely abode your own! Schedule your viewing with sole agent Burnap + Abel now.





**Entrance Hall**

**Lounge/Diner**

13' 9" x 12' 5" (4.19m x 3.78m)

**Kitchen**

9' 1" x 6' 11" (2.77m x 2.11m)

**Bathroom**

6' 4" x 5' 6" (1.93m x 1.68m)

**Bedroom**

9' 5" x 9' 1" (2.87m x 2.77m)

**Rear Garden**

**Off Road Parking**

**Lease + Service Charge Information**

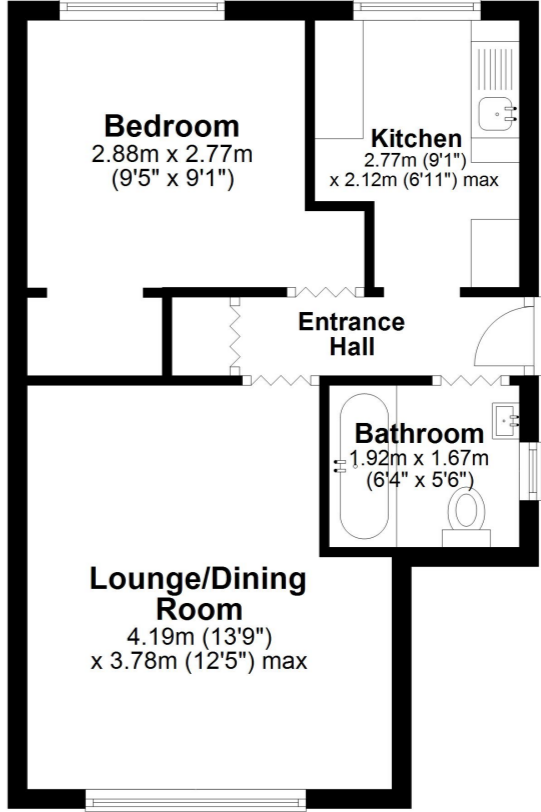
The property has 116 years left on the lease.

We are awaiting confirmation of the service charges and ground rent.

\*\*The service charges are approximately £. per annum.

\*\*The ground rent is £ per annum.

**Ground Floor**  
Approx. 35.9 sq. metres (386.9 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.

