

**Burnap + Abel**  
4 Sandgate Road  
Folkestone  
Kent  
CT20 2BZ

**Email** folkestone@burnapandabel.co.uk

**Phone** 01303 258590

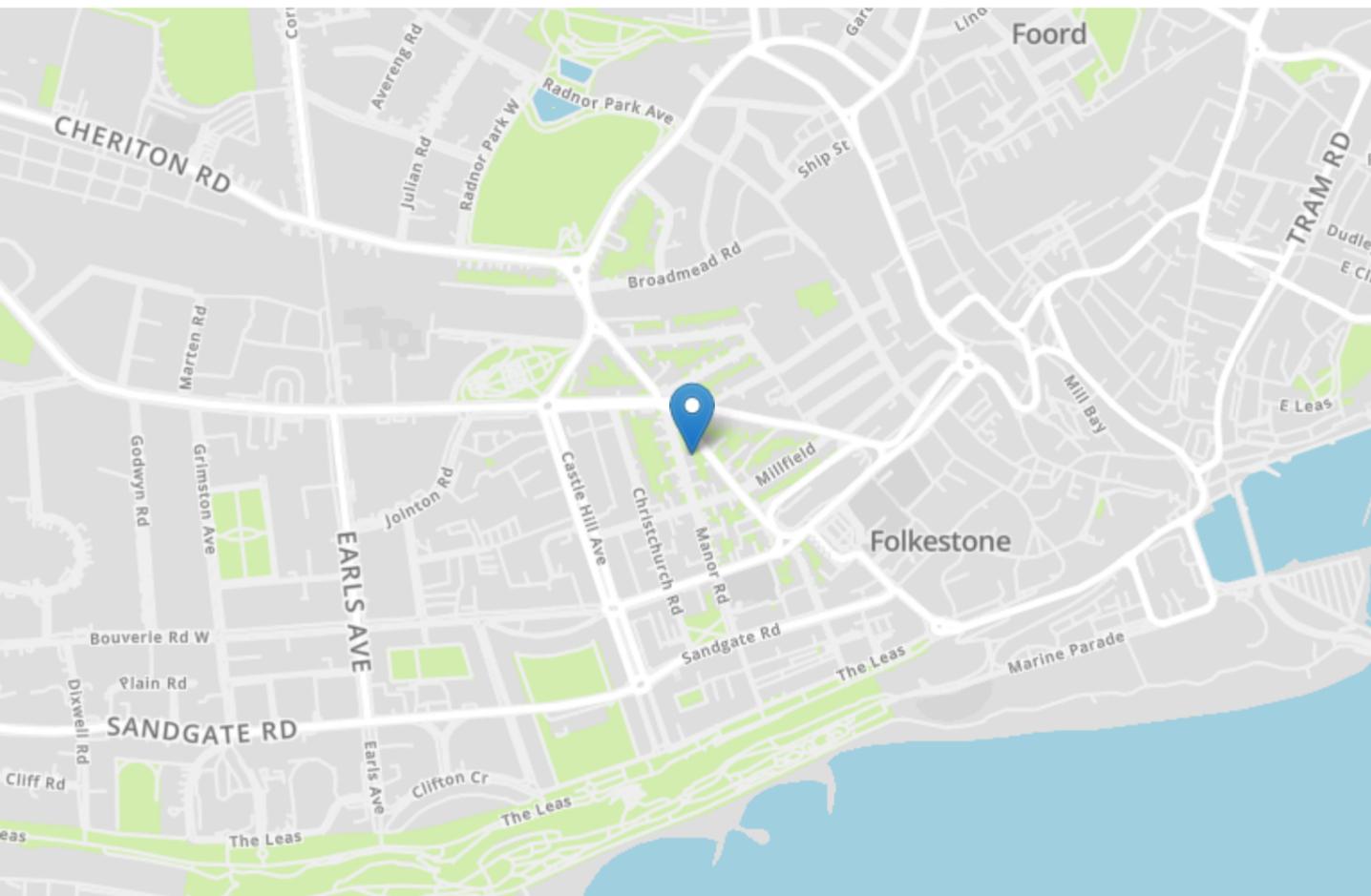
[www.burnapandabel.co.uk](http://www.burnapandabel.co.uk)

**Burnap + Abel**  
4 Sandgate Road  
Folkestone  
Kent  
CT20 2BZ

**Email** folkestone@burnapandabel.co.uk

**Phone** 01303 258590

[www.burnapandabel.co.uk](http://www.burnapandabel.co.uk)



## Manor Court Flat G, 38 Manor Road

Folkestone  
CT20 2SE

**£185,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to Manor Court – a beautifully presented two-bedroom apartment located in one of Folkestone’s most desirable areas. Situated just a short walk from Folkestone Central Train Station, this stylish home offers the perfect blend of convenience and coastal living, with high-speed rail links to London and easy access to the town centre, the seafront, and the vibrant Creative Quarter. The apartment features a spacious and light-filled lounge/diner, a separate well-appointed kitchen, two bedrooms, and a bathroom. Set within a well-maintained development, the property also benefits from a residents’ car park, providing valuable off-street parking. With a remarkable 987-year lease and no onward chain, this home offers both long-term peace of mind and the potential for a swift, hassle-free purchase. Ideal for commuters, first-time buyers, downsizers, or investors alike, this is a rare opportunity to acquire a refined apartment in a prime coastal location.



[www.burnapandabel.co.uk](http://www.burnapandabel.co.uk)

**Entrance Hall**

**Lounge/Diner**

16' 8" x 15' 9" (5.08m x 4.80m)

**Kitchen**

12' 8" x 9' 4" (3.86m x 2.84m)

**Bathroom**

11' 11" x 4' 5" (3.63m x 1.35m)

**Bedroom One**

12' 5" x 9' 9" (3.78m x 2.97m)

**Bedroom Two**

9' 5" x 6' 7" (2.87m x 2.01m)

**Residents Parking**

**Lease + Service Charges**

We have been informed by the vendor that the property has a lease of 999 with 987 years remaining.

The service charges are £1488 per annum.

The ground rent is £164 per annum.

The council tax band is A and is paid at £1636 per annum.

**Second Floor**  
Approx. 65.7 sq. metres (707.7 sq. feet)

