



## Flat 8, 19 Grimston Gardens

FOLKESTONE  
CT20 2PU

**£225,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this stunning 3 bedroom apartment located in the sought-after Grimston Avenue, Folkestone. Situated in the prestigious west end area, this property boasts spacious rooms perfect for entertaining and relaxing. The apartment features a unique study/dressing room, providing the ideal space for those who work from home or love to stay organized. With a 114-year lease in place, you can enjoy peace of mind knowing this is a long-term investment. Conveniently located within walking distance to Folkestone Central Station, commuting will be a breeze for residents. Plus, with no chain attached, you can move into your dream home without any delays. Don't miss out on the opportunity to own this beautiful property in an unbeatable location. Schedule your viewing today before it's too late.





**Entrance Hall**

**Lounge**

14' 11" x 13' 11" (4.55m x 4.24m)

**Kitchen**

14' 11" x 8' 0" (4.55m x 2.44m)

**W.C**

**Third Floor Landing**

**Dressing Room/Study**

14' 8" x 13' 7" (4.47m x 4.14m)

**Bedroom One**

22' 1" x 8' 4" (6.73m x 2.54m)

**Bathroom**

12' 2" x 6' 5" (3.71m x 1.96m)

**Bedroom Two**

19' 2" x 14' 11" (5.84m x 4.55m)

**Bedroom Three**

22' 5" x 8' 2" (6.83m x 2.49m)

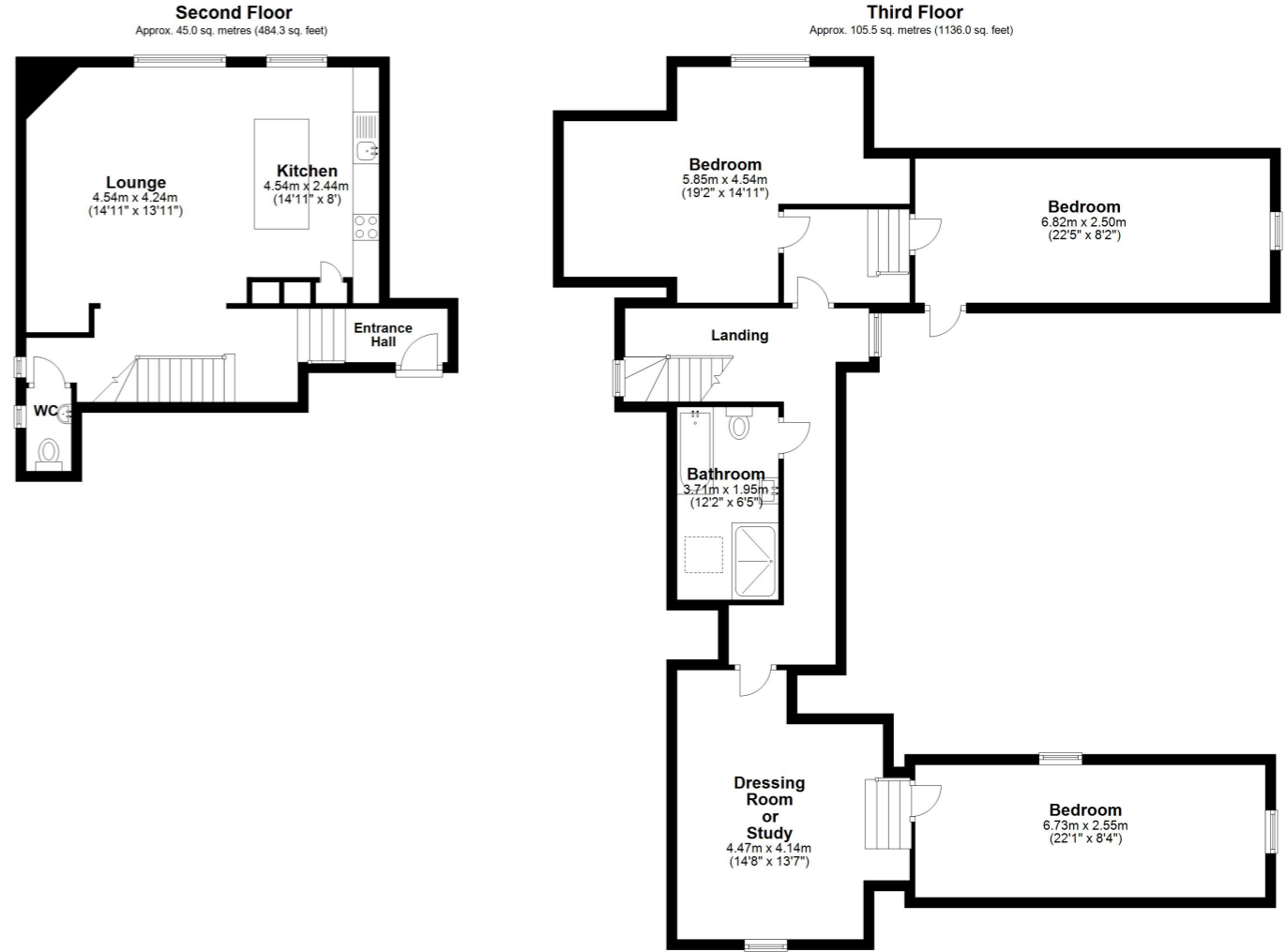
**LEASE + SERVICE CHARGE INFO**

WE UNDERSTAND THE LEASE HAS 113 YEARS REMAINING.

WE ARE AWAITING CONFIRMATION FROM THE SERVICE CHARGE.

**Notes -**

The flat to the ground floor is currently having an extension and the property to the front currently has building materials to the front and contactors present.



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.

