



Garden Flat, 42b Earls Avenue

Folkestone
CT20 2HD

£180,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 1 bed period apartment situated on Earls Avenue in the heart of Folkestone. Location is key with this apartment, offering Folkestone Central Station, The Town Centre, The Leas Promenade and Folkestone Beach, all just a short walk away. Boasting a large private rear garden, this home is perfect for those seeking a peaceful retreat in a bustling town. The spacious lounge is perfect for entertaining guests or simply relaxing after a long day, while the well-equipped kitchen and bathroom provide all the comforts of modern living. The large bedroom offers plenty of space for rest and relaxation. With a newly extended lease to 144 years, this property is not only beautiful but also a sound investment. Don't miss out on the opportunity to make this private garden oasis your own! Offered with NO ONWARD CHAIN.



Entrance Hall

Lounge/Dining Room

17' 0" x 13' 6" (5.18m x 4.11m)

Kitchen

9' 2" x 8' 7" (2.79m x 2.62m)

W.C

Bedroom

20' 4" x 14' 6" (6.20m x 4.42m)

En-Suite

8' 1" x 7' 11" (2.46m x 2.41m)

Rear Garden

A large rear garden with patio leading to a large lawn area. Please note that the garden does require some TLC.

Lease + Charges

We understand the property will come with a new 144 year lease.

The ground rent is a peppercorn £1 per annum.

The service charges for 2024 are £1310 per annum.

Notice to all potential buyers

We have been informed that the property has previously had a Japanese Knotweed plant in the garden. The owner has had this treated and it is still in the cycle of a treatment plan. This is paid for and documented.



Total area: approx. 74.5 sq. metres (801.8 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.

