# BURNAP + ABEL

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## Flat 2, 9  Westbourne Gardens

Folkestone
CT20 2JA

### £160,000  LEASEHOLD

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... £160,000-£170,000... Burnap + Abel are delighted to offer this superb one bedroom upper ground floor apartment situated in a sought after West End location close to Folkestone Central Station and the Leas Promenade. The property is in our opinion in good decorative order and offers a lounge/diner, kitchen, separate W.C and double bedroom with en-suite. For your chance to view call sole agent Burnap + Abel now on 01303 258590.

# Entrance Hall

With doors to;

# Lounge/Diner

18' 11" x 16' 6" (5.77m x 5.03m) With a large double glazed bay window, radiator, picture rail, feature fireplace, ceiling rose and ornate coving.

# Kitchen

8' 6" x 8' 0" (2.59m x 2.44m) With a mix of wall and base units, roll edge work surface, stainless steel sink and drainer, electric hob, oven and grill, electric extractor, tiled splash back and double glazed windows.

# W.C

With a a low level W.C and wash hand basin.

# Bedroom

14' 10" x 14' 5" (4.52m x 4.39m) With double glazed windows, radiator and open plan access to the en-suite.
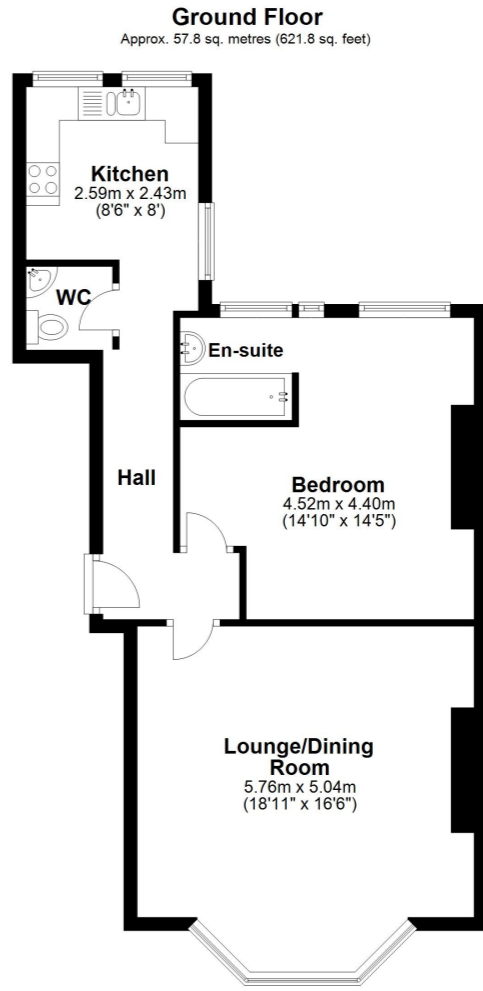
# En-Suite

With a bath, hand basin and tiled splash back.

# LEASE + SERVICE CHARGE INFORMATION

The Property has a new 154 year Lease

The service charge is £91.14 pcm including ground rent.

**Ground Floor**
Approx. 57.8 sq. metres (621.8 sq. feet)

**Kitchen**
2.59m x 2.43m
(8'6" x 8')

**WC**

**En-suite**

**Hall**

**Bedroom**
4.52m x 4.40m
(14'10" x 14'5")

**Lounge/Dining Room**
5.76m x 5.04m
(18'11" x 16'6")

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.