

## **65c Wear Bay Crescent**

Folkestone  
CT19 6BA

**£170,000 LEASEHOLD**

DRAFT DETAILS....FOR SALE WITH BURNAP + ABEL....Burnap and Abel are delighted to introduce this unique one bedroom top floor apartment in the sought after location of wear bay crescent in folkestone's east cliff. This property comprises of a lounge/diner, kitchen, family bathroom with separate W.C and one double bedroom. Additional benefits include a private roof terrace, separate utility space, double glazing and gas central heating. This property is also currently vacant and being sold no chain. For your chance to view call sole agent 01303 258590. Keys are available at your convenience.



**Entrance Hall**

**Utility**

Separate utility space with door leading to roof terrace

**W.C**

Low Level W.C

**Kitchen**

13' 3" x 6' 10" (4.04m x 2.08m) With a mix of wall and base units, roll edge work surfaces, tiled splash back, integral oven and grill with gas hob, breakfast bar, wood effect flooring

**Family Bathroom**

9' 10" x 7' 5" (3.00m x 2.26m) A free standing roll edge bath with shower overhead, wash hand basin, wood effect flooring

**Lounge**

13' 3" x 10' 4" (4.04m x 3.15m) A good sized lounge with carpeted floor double glazed windows and radiator

**Bedroom**

13' 3" x 8' 6" (4.04m x 2.59m) A good sized double bedroom with carpeted floor, radiator and double glazed windows

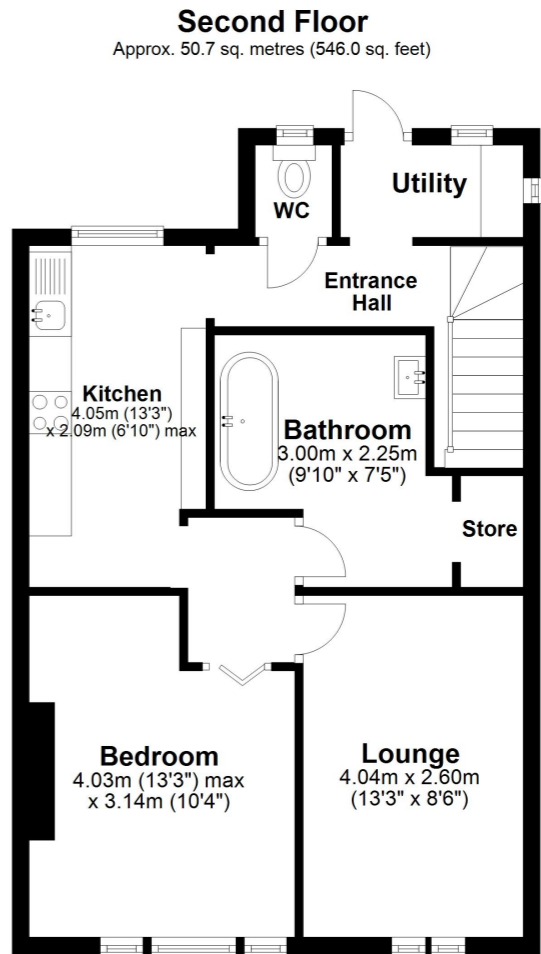
**Roof Terrace**

Private roof terrace

**Lease + Service Charge Information**

We understand the lease has 88 years remaining of a 99 years.

We have been informed that the service charge is £100 per month.



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.

