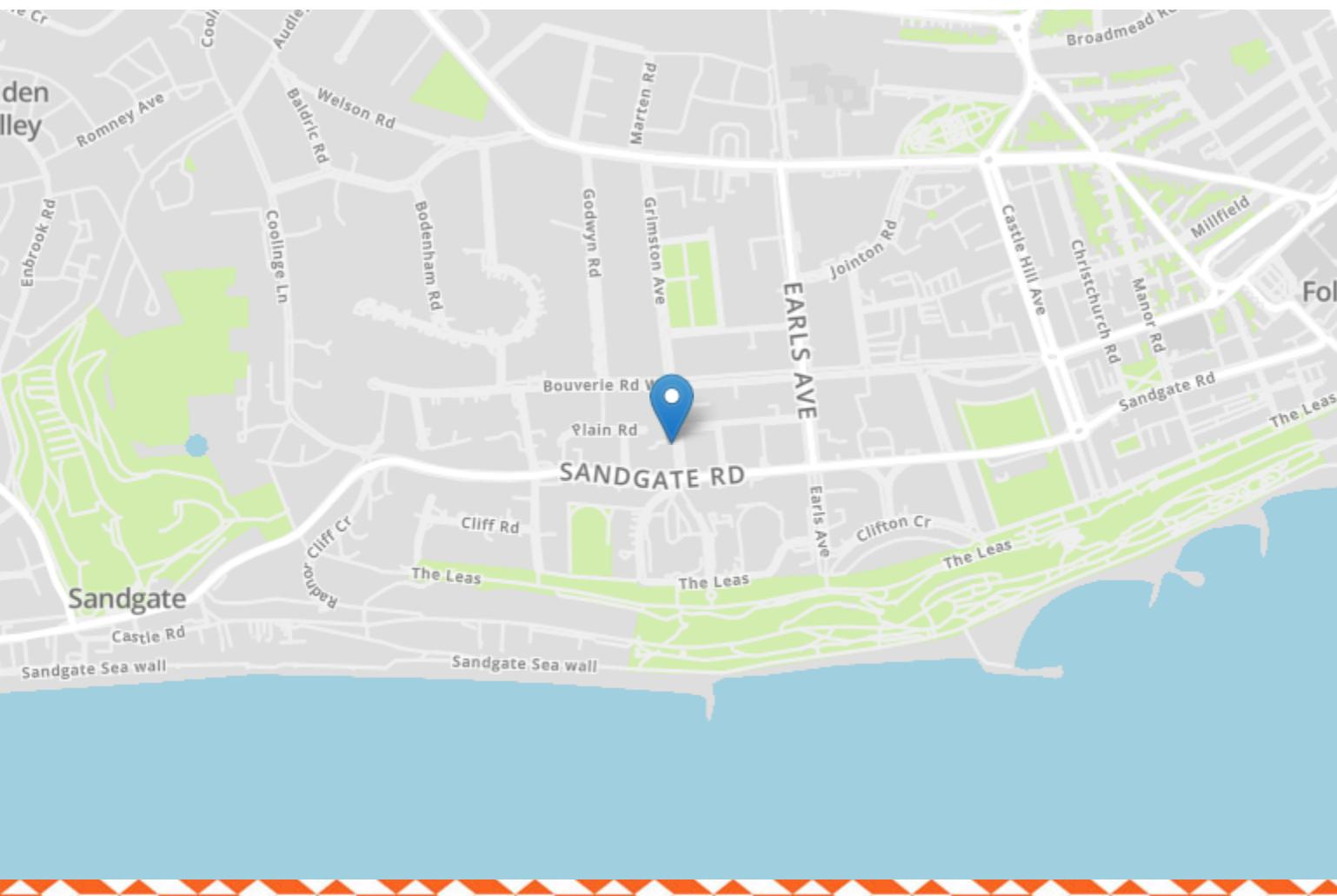


**Burnap + Abel**  
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## Flat E, 5 Grimston Avenue

FOLKESTONE  
CT20 2QE

**£250,000 LEASEHOLD**

DRAFT DETAILS...Burnap + Abel are pleased to present onto the market this beautifully decorated second floor apartment in Grimston Avenue located in the West End of Folkestone. The property benefits from spacious living room with balcony, modern fitted kitchen with breakfast bar, fitted bathroom, separate toilet, one double bedroom and one single bedroom/study. The apartment benefits from a long lease and is walking distance to Folkestone Central and Folkestone West train stations benefiting from the High Speed Rail Link, the town centre and The Leas. The property is also situated in the catchment area for Sandgate Primary school. To book your viewing call sole agents Burnap + Abel on 01303 258590.



## Entrance to Hallway

Doors to:

**Living Room**

17' 10" x 13' 11" (5.44m x

4.24m)

**Separate W.C**

**Bathroom**

**Kitchen**

9' 10" x 12' 10" (3.00m x

3.91m)

**Bedroom One**

13' 5" x 10' 9" (4.09m x 3.28m)

**Bedroom Two/Study**

10' 1" x 4' 11" (3.07m x 1.50m)

**Balcony**

**Lease**

Lease Length - 999

Years Remaining - 946

**Charges**

Service Charge - £1000p.a

Ground Rent - £75p.a

