

19 Quain Court Sandgate Road

Folkestone
CT20 2HH

£125,000 LEASEHOLD

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... OPEN HOUSE SATURDAY 23rd JULY... Burnap + Abel are delighted to offer this one bedroom apartment situated in a popular Art Deco Style building located in Folkestone's West End. The property is in need of full renovation throughout and is an ideal first time buy or renovation project. The accommodation offers a lounge, kitchen, bathroom and bedroom. Additional benefits include a long lease and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



Entrance Hall

Lounge

11' 5" x 9' 7" (3.48m x 2.92m)

Kitchen

9' 10" x 6' 8" (3.00m x 2.03m)

Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

Bedroom

10' 1" x 8' 3" (3.07m x 2.51m)

Lease, service charge and maintenance information

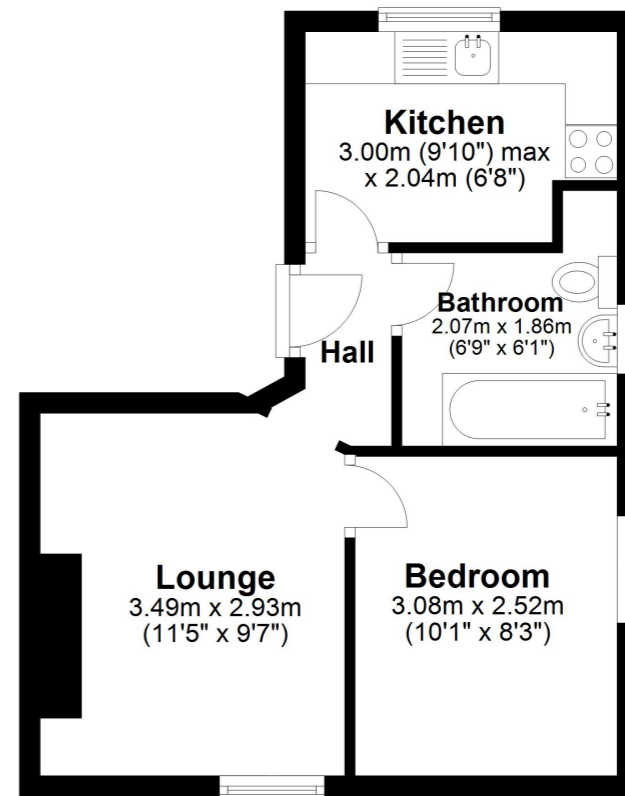
We have been informed the lease has 108 Years remaining and runs to 1st April 2131.

We have been informed by our vendor that the service charge is £?? per annum. We understand that this includes the gas central heating and domestic hot water charges for the flat.

We have been informed by our vendor that the ground rent is £250 per annum.

Please note that external scaffold is currently being erected to the front of the building and that the property is having a new roof. This will be paid for by the current vendors/sinking fund and will eradicate any damp issues to the ceilings of the apartment.

Fourth Floor
Approx. 30.5 sq. metres (328.1 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.

