

## **Kent House Flat 4 Bouverie Road West**

Folkestone  
CT20 2PR

**£230,000 SHARE OF FREEHOLD**

DRAFT DETAILS....FOR SALE WITH BURNAP + ABEL....Burnap and Abel are delighted to introduce this stunning two bedroom ground floor apartment located in the sought after location of Kent house in Folkestone's West end. This property is in excellent decorative order and comprises of a large lounge/dining room, kitchen, family bathroom and two double bedrooms. Additional benefits include allocated parking, long lease, share of the freehold and gas central heating. For your chance to view call SOLE agent Burnap + Abel now on 01303 258590.





### Entrance Hall

### Lounge/Dining Room

20' 6" x 10' 10" (6.25m x 3.30m)

### Kitchen

14' 8" x 5' 7" (4.47m x 1.70m)

### Shower Room

6' 11" x 6' 5" (2.11m x 1.96m)

### Bedroom One

11' 4" x 10' 11" (3.45m x 3.33m)

### Bedroom Two

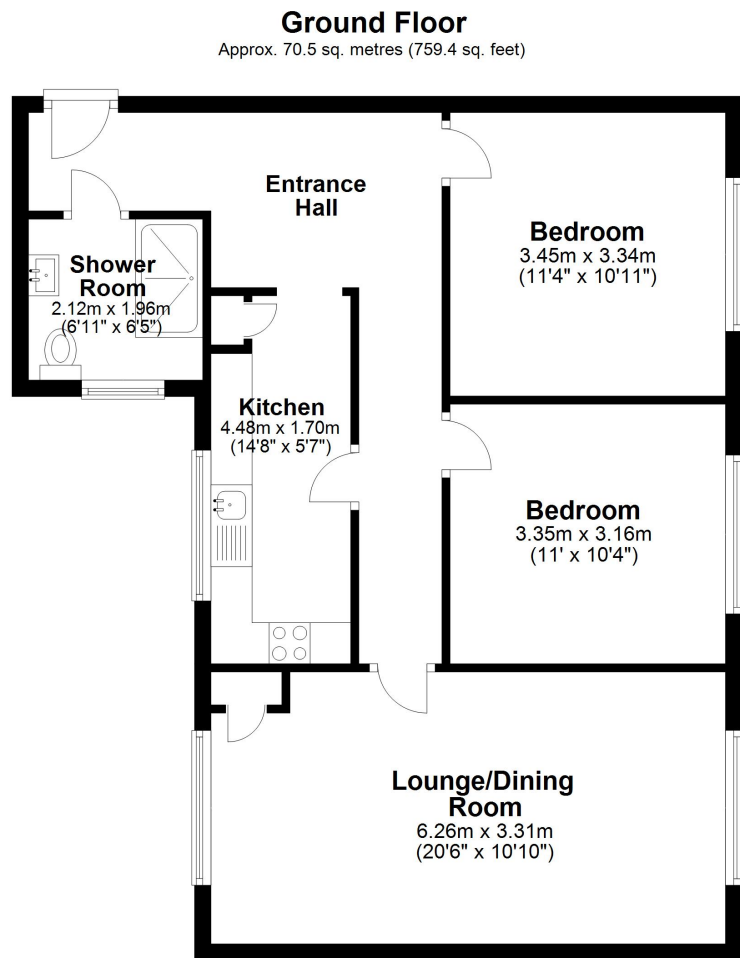
11' 0" x 10' 4" (3.35m x 3.15m)

### Allocated Parking

### Lease + Service Charge Information

This property is being sold with a new 999 year lease and a share of freehold. The current lease is 78 years.

This properties current service charge is £3697 for 2023.



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.

