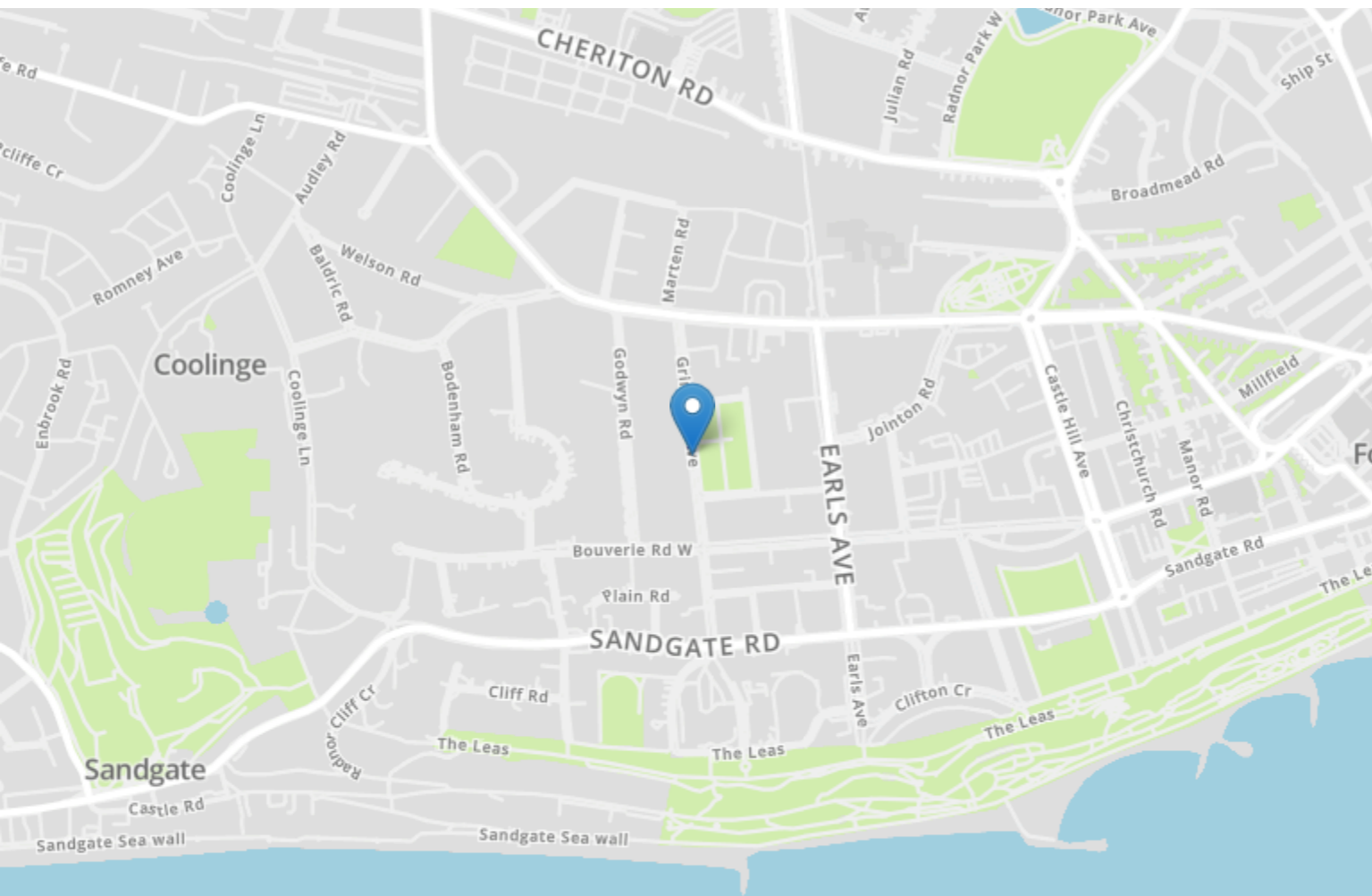


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>74</b>
(55-68)	<b>D</b>	<b>61</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



## Flat 3, 3 Grimston Avenue

Folkestone  
CT20 2QE

**£375,000 SHARE OF FREEHOLD**

FOR SALE WITH BURNAP + ABEL... A magnificent FOUR bedroom first floor apartment with GARAGE and OFF ROAD PARKING in Folkestone's prestigious West End is being offered to the market CHAIN FREE. Located on the popular Grimston Avenue is this spacious property boasting four bedrooms, a large lounge/diner, separate kitchen, bathroom and a separate office/store room on the top floor of the building. The lounge/diner is a great space with an exposed brick feature wall and fireplace. Floods of character including high Victorian skirting boards with picture rails and coving. Double aspect sash windows and carpeted flooring. Cast iron floor radiators. The kitchen is fitted with green units and solid oak worktops. Integrated cooker with gas hob and extractor fan. Integrated fridge/freezer and dishwasher with ample storage space. A breakfast bar area and benched window seat around the window. Beautifully finished parquet flooring to finish off the room. Four bedrooms with 3 great sized double rooms and a small double as the fourth. All with tall sash windows and carpeted flooring. The master has a fantastic bay window a feature wall and iron radiator with those Victorian Features. A grand bathroom boasting a bath with parquet wood effect side panel with chrome overhead shower fitting. Ceramic bowl basin on a freestanding vanity unit. Gorgeous blue tiling with Victorian tiled flooring and Victorian style heated towel rail. A separate WC. A separate store room fully equipped with storage and electricity would make a fantastic office/games room for those that want to keep work separate from their day to day life. Contact Burnap + Abel on 01303258590 to organise a viewing.



### Entrance Hall

### Lounge/Diner

5.46m x 6.59m (17' 11" x 21' 7")

### Kitchen

2.83m x 3.86m (9' 3" x 12' 8")

### Bedroom 1

4.25m x 4.35m (13' 11" x 14' 3")

### Bedroom 2

3.31m x 4.8m (10' 10" x 15' 9")

### Bedroom 3

3.2m x 4.79m (10' 6" x 15' 9")

### Bedroom 4

2.29m x 3.03m (7' 6" x 9' 11")

### Bathroom

1.73m x 2.45m (5' 8" x 8' 0")

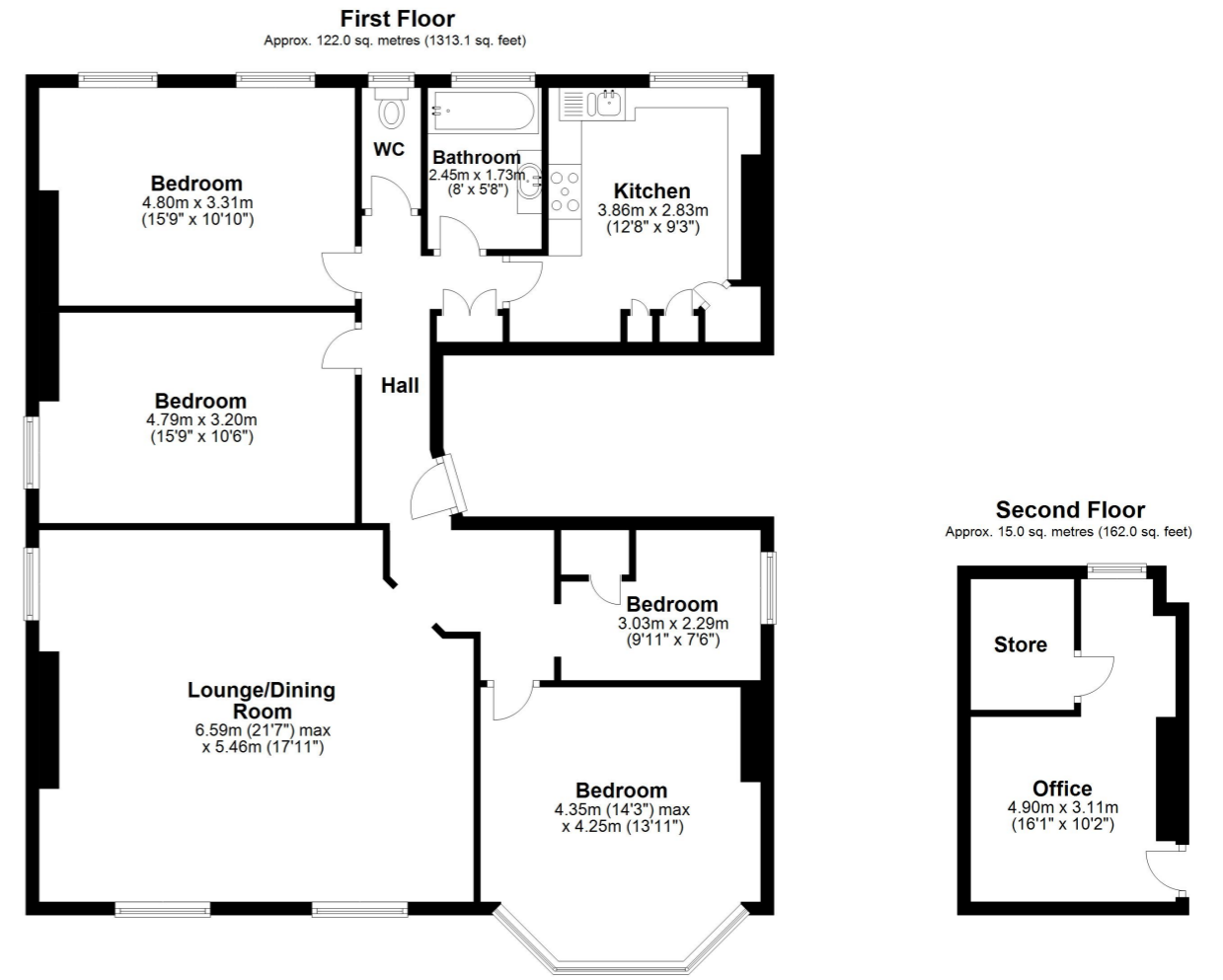
### Office

3.11m x 4.90m (10' 2" x 16' 1")

### Lease Details

Lease: We understand from the vendor that the property comes with a Share of Freehold with approximately 950 years remaining.

Maintenance: We understand from the vendor that the maintenance charge is approximately £800 per annum plus a 25% contribution to the buildings insurance (approx £600 per annum for the block).



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.

