

## **Flat C, 11 Trinity Road**

Folkestone  
CT20 2RQ

**£225,000 LEASEHOLD**

DRAFT DETAILS...FOR SALE WITH BURNAP + ABEL... Welcome to this charming 2/3 bedroom maisonette located on Trinity Road, Folkestone. This versatile property is currently laid out as a spacious two bedroom home with two reception rooms, offering plenty of space for both relaxation and entertaining guests. The building has recently undergone a full refurbishment including a brand new roof, ensuring peace of mind for the lucky new owner. Situated within walking distance to Folkestone Central Station, commuting will be a breeze for residents who work in the city or enjoy exploring all that Folkestone has to offer. Don't miss your chance to make this beautiful property your own and experience the best of coastal living in this fantastic location. Schedule your viewing today before it's too late! This property is being sold chain free.





**Entrance Hall**

**Lounge**

17' 4" x 13' 1" (5.28m x 3.99m)

**Dining Room**

18' 0" x 13' 1" (5.49m x 3.99m)

**Kitchen**

9' 6" x 9' 4" (2.90m x 2.84m)

**Bathroom**

9' 6" x 9' 5" (2.90m x 2.87m)

**Bedroom**

18' 0" x 11' 0" (5.49m x 3.35m)

**Bedroom**

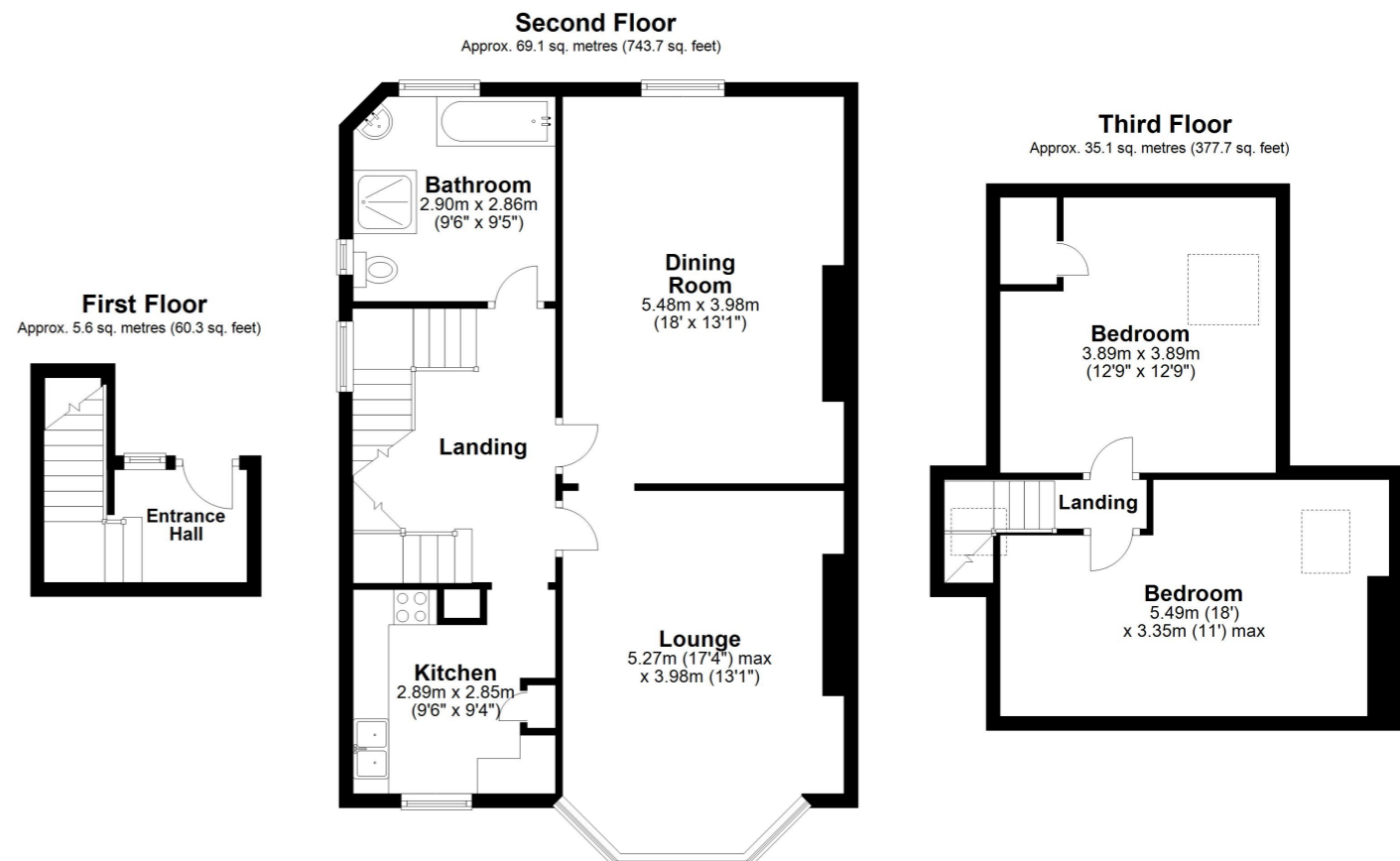
12' 9" x 12' 9" (3.89m x 3.89m)

**Lease and Service Charge**

This property comes with a lease of over 900 years

The Maintenance charges are set at £110 per month

This property has recently had new communal areas and a new roof



Total area: approx. 109.8 sq. metres (1181.7 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.

