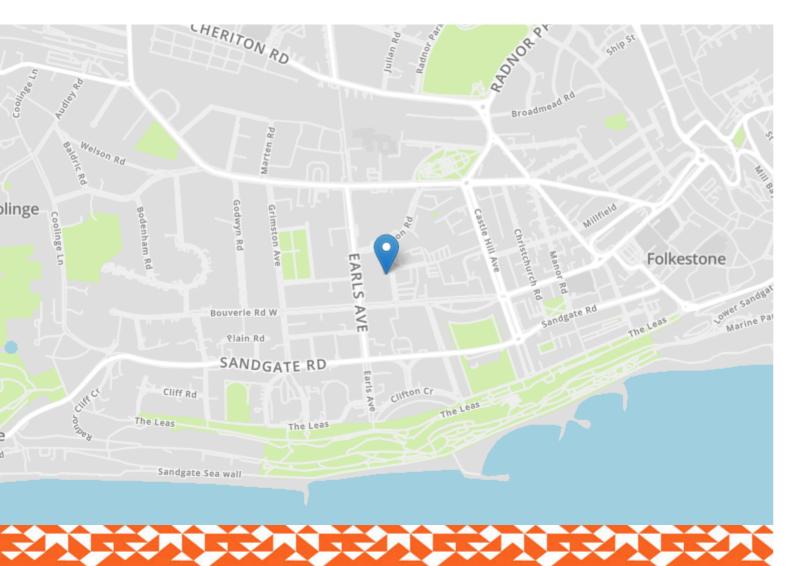


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Flat C, 11 Trinity Road

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 propery has recently had new communal areas and a new roof

Approx. 69.1 sq. metres (743.7 sq. feet) **Third Floor** Approx. 35.1 sq. metres (377.7 sq. feet) Bathroom 2.90m x 2.86n (9'6" x 9'5") Dining Room 5.48m x 3.98m (18' x 13'1") First Floor Approx. 5.6 sq. metres (60.3 sq. feet) Bedroom 3.89m x 3.89m (12'9" x 12'9") Landing Landing Entrance Hall **Bedroom** 5.49m (18') x 3.35m (11') max **Lounge** 5.27m (17'4") max x 3.98m (13'1") Kitchen

Second Floor

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.



