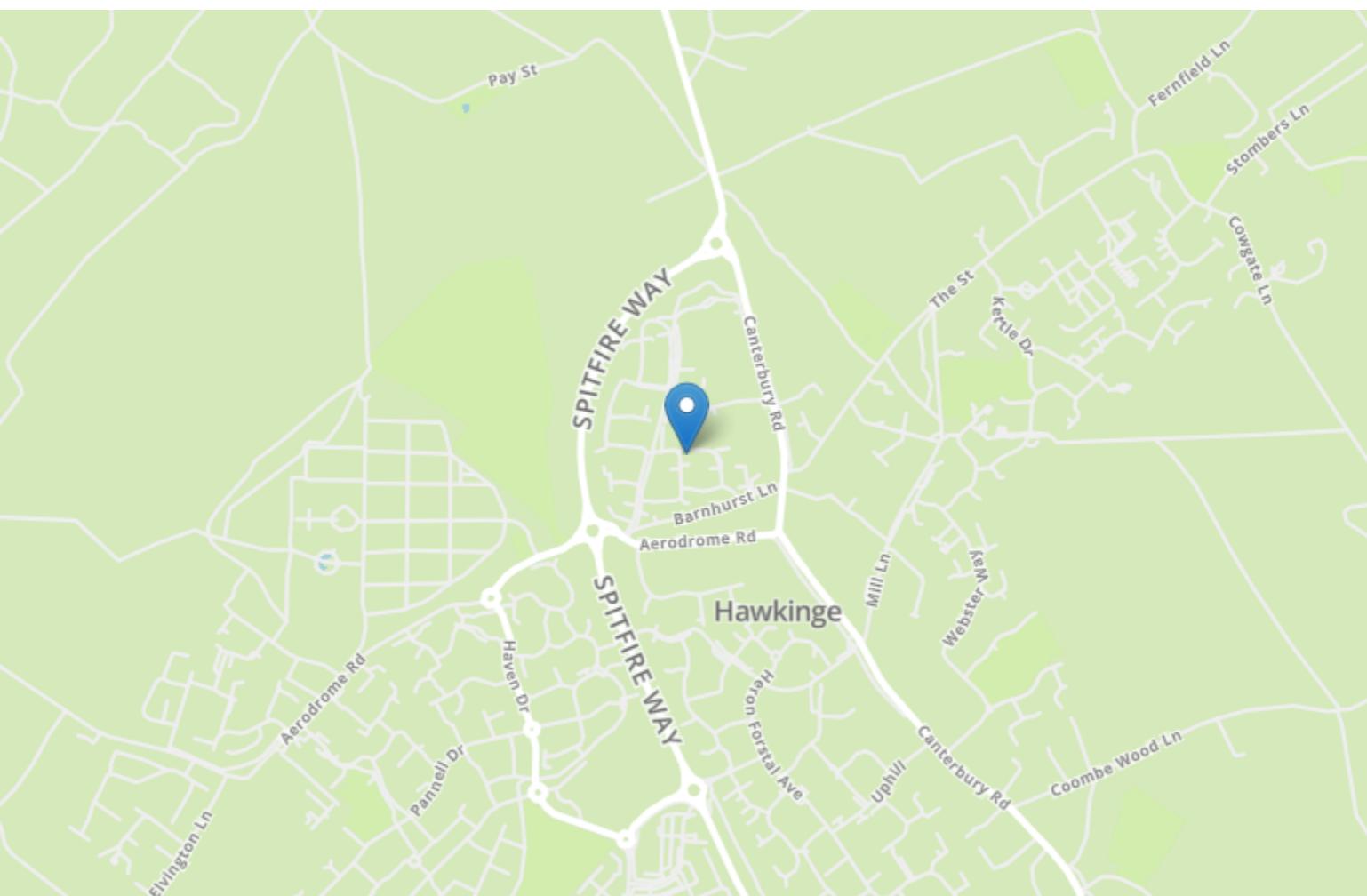


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Flat 3, 32 Carter Close

HAWKINGE, Folkestone

CT18 7TR

£190,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... Set within a quiet residential close in the desirable village of Hawkinge, this beautifully presented two-bedroom ground floor apartment has been completely renovated by the current vendors to an exceptional standard, offering stylish, turnkey living for the discerning buyer. The property opens into a welcoming hallway leading to a refined lounge/dining room, thoughtfully designed to provide both comfort and elegance, ideal for relaxing or entertaining. The contemporary kitchen has been carefully finished with modern fittings and clean lines, creating a functional yet sophisticated space for everyday living. Accommodation comprises two generously proportioned double bedrooms, both tastefully decorated and flooded with natural light, alongside a sleek, fully updated bathroom finished with quality fixtures and a calm, modern aesthetic. Further benefits include an allocated parking space, a long lease with approximately 106 years remaining, and the significant advantage of being offered with no onward chain. Presented in immaculate condition throughout, this superb apartment is truly ready to move straight into and would suit first-time buyers, downsizers, or investors seeking a premium, low-maintenance home in a sought-after location. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.



Entrance Hall

Lounge/Dining Room

19' 11" x 10' 0" (6.07m x 3.05m)

Kitchen

9' 11" x 8' 0" (3.02m x 2.44m)

Bathroom

6' 9" x 6' 5" (2.06m x 1.96m)

Bedroom One

16' 4" x 8' 5" (4.98m x 2.57m)

Bedroom Two

16' 4" x 6' 8" (4.98m x 2.03m)

Allocated Parking Space

The property comes with 1 allocated parking space.

Service Charges, Council tax band, etc

Lease Details

We have been informed by our vendor that the property has a 125 year lease from 2008 leaving 106 years remaining.

Service Charge

We have been informed by our vendor that the service charge is £1500 per annum.

Ground Rent

We have been informed by our vendor that the ground rent is £125 per annum.

Council Tax

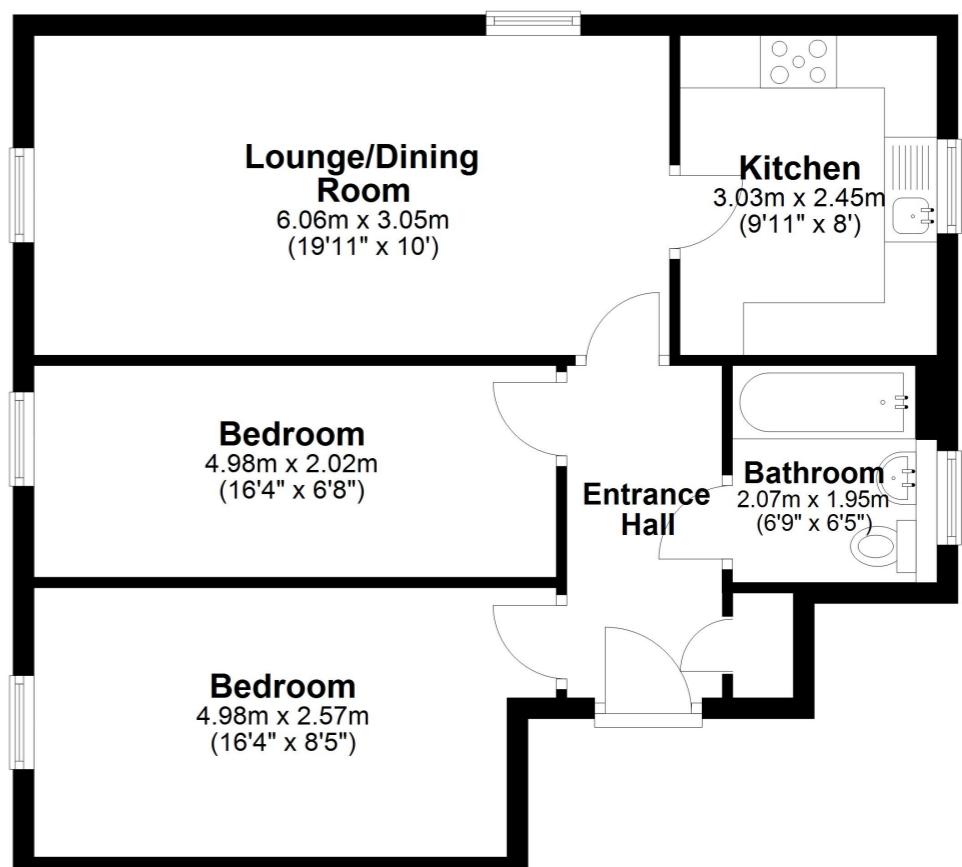
Band - B

EPC Rating

EPC - C

Ground Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



Total area: approx. 60.0 sq. metres (645.6 sq. feet)

