



41a Augusta Gardens

Folkestone
CT20 2RS

£325,000 SHARE OF FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to your new home in Augusta Gardens, Folkestone! This stunning 2 bed apartment boasts a south-facing aspect, flooding the space with natural light and providing breathtaking views of the private gardens from your very own private balcony. Step inside to discover a spacious lounge/diner, perfect for entertaining guests or relaxing after a long day. The modern kitchen is ideal for whipping up delicious meals and features all the amenities you need. Both double bedrooms offer ample space for rest and relaxation, while the sleek shower room adds convenience and style to your daily routine. With the added bonus of a share of freehold, you can enjoy peace of mind knowing you have a stake in this beautiful property. Located just a short walk from Folkestone Central Station, this home offers easy access to transportation links, making it ideal for commuters. Don't miss out on this incredible opportunity to own a piece of paradise in Augusta Gardens - schedule your viewing today!



Entrance Hall

Lounge/Dining Room

21' 10" x 15' 4" (6.65m x 4.67m)

Kitchen

7' 8" x 7' 3" (2.34m x 2.21m)

Shower Room

10' 11" x 4' 11" (3.33m x 1.50m)

Bedroom One

19' 10" x 12' 5" (6.05m x 3.78m)

Bedroom Two

12' 5" x 10' 11" (3.78m x 3.33m)

Private Balcony

Augusta Gardens

The property has access to the private gardens behind. Part of the service charge is used as a contribution to the maintenance of the gardens.

Lease + Charges

The lease term is 999 years from 25 December 1957 leaving 932 years remaining.

The property has a share of the freehold.

The service charge is £1800 per annum.

