BURNAP +ABEL

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Lower Maisonette 7 Cherry Garden Avenue

Folkestone
CT19 5LB

£425,000 SHARE OF FREEHOLD

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this stunning two bedroom apartment situated in the popular residential location of Cherry Garden Avenue, just a couple of minutes walk from Folkestone West Train Station. The property is in our opinion in superb decorative order and offers a lounge, dining room, kitchen, family bathroom, conservatory and two bedrooms. Additional benefits include off road parking for multiple vehicles, garage and large rear garden with heated swimming pool. For your chance to view call sole agent Burnap + Abel now on 01303 258590.

Entrance Hall

Lounge

16' 11" x 16' 0" (5.16m x 4.88m)

Dining Room

13' 10" x 13' 2" (4.22m x 4.01m)

W.C

Bathroom

7' 2" x 6' 1" (2.18m x 1.85m)

Kitchen

13' 0" x 10' 3" (3.96m x 3.12m)

Conservatory

12' 10" x 10' 7" (3.91m x 3.23m)

First Floor Landing

Bedroom One

13' 8" x 10' 8" (4.17m x 3.25m)

Bedroom Two

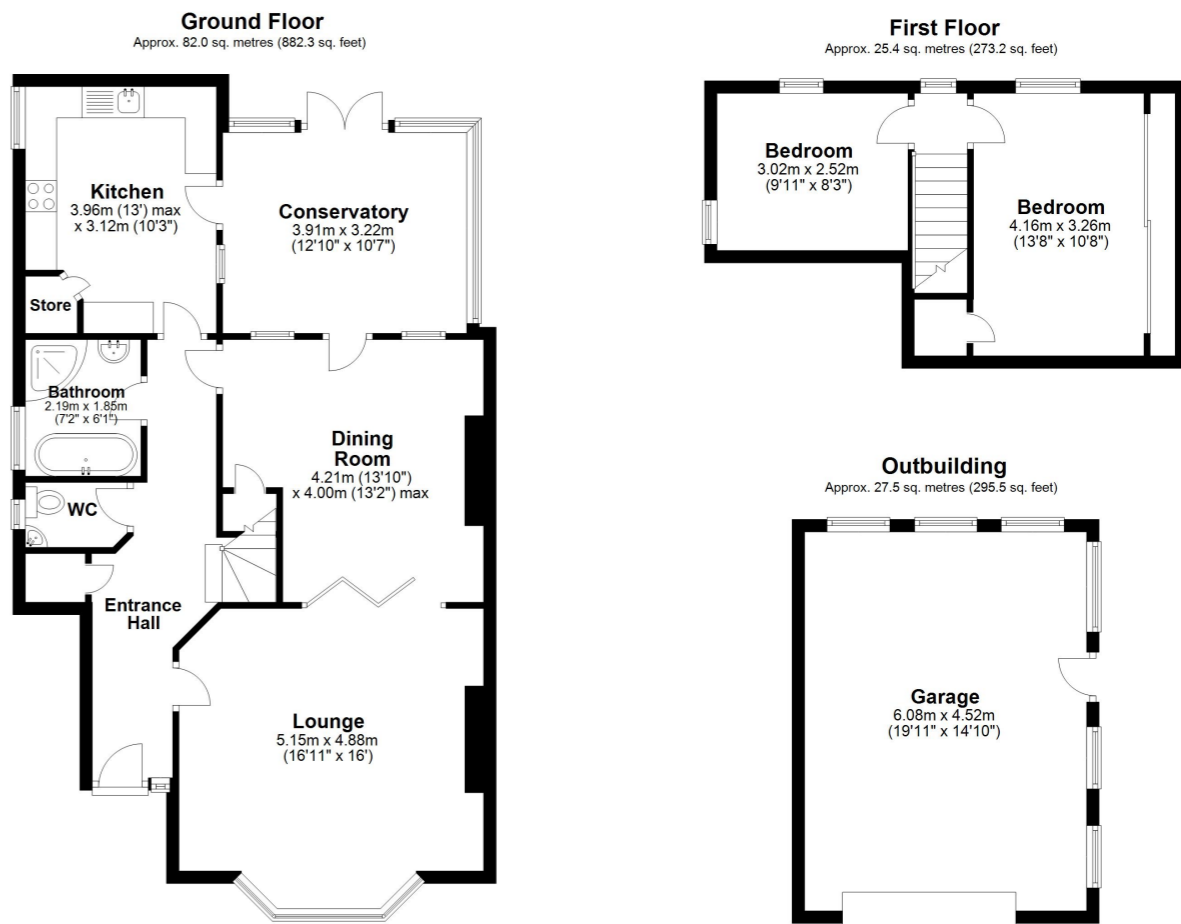9' 11" x 8' 3" (3.02m x 2.51m)

Garage

19' 11" x 14' 10" (6.07m x 4.52m)
Currently used as a bar area, has space for two vehicles.

Off Road Parking

Rear Garden

A large west facing garden with heated swimming pool.

Ground Floor
Approx. 82.0 sq. metres (882.3 sq. feet)

Kitchen
3.96m (13') max
x 3.12m (10'3")

Conservatory
3.91m x 3.22m
(12'10" x 10'7")

Store

Bathroom
2.19m x 1.85m
(7'2" x 6'1")

WC

Dining Room
4.21m (13'10")
x 4.00m (13'2") max

Entrance Hall

Lounge
5.15m x 4.88m
(16'11" x 16')

First Floor
Approx. 25.4 sq. metres (273.2 sq. feet)

Bedroom
3.02m x 2.52m
(9'11" x 8'3")

Bedroom
4.16m x 3.26m
(13'8" x 10'8")

Outbuilding
Approx. 27.5 sq. metres (295.5 sq. feet)

Garage
6.08m x 4.52m
(19'11" x 14'10")

Total area: approx. 134.8 sq. metres (1451.0 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.