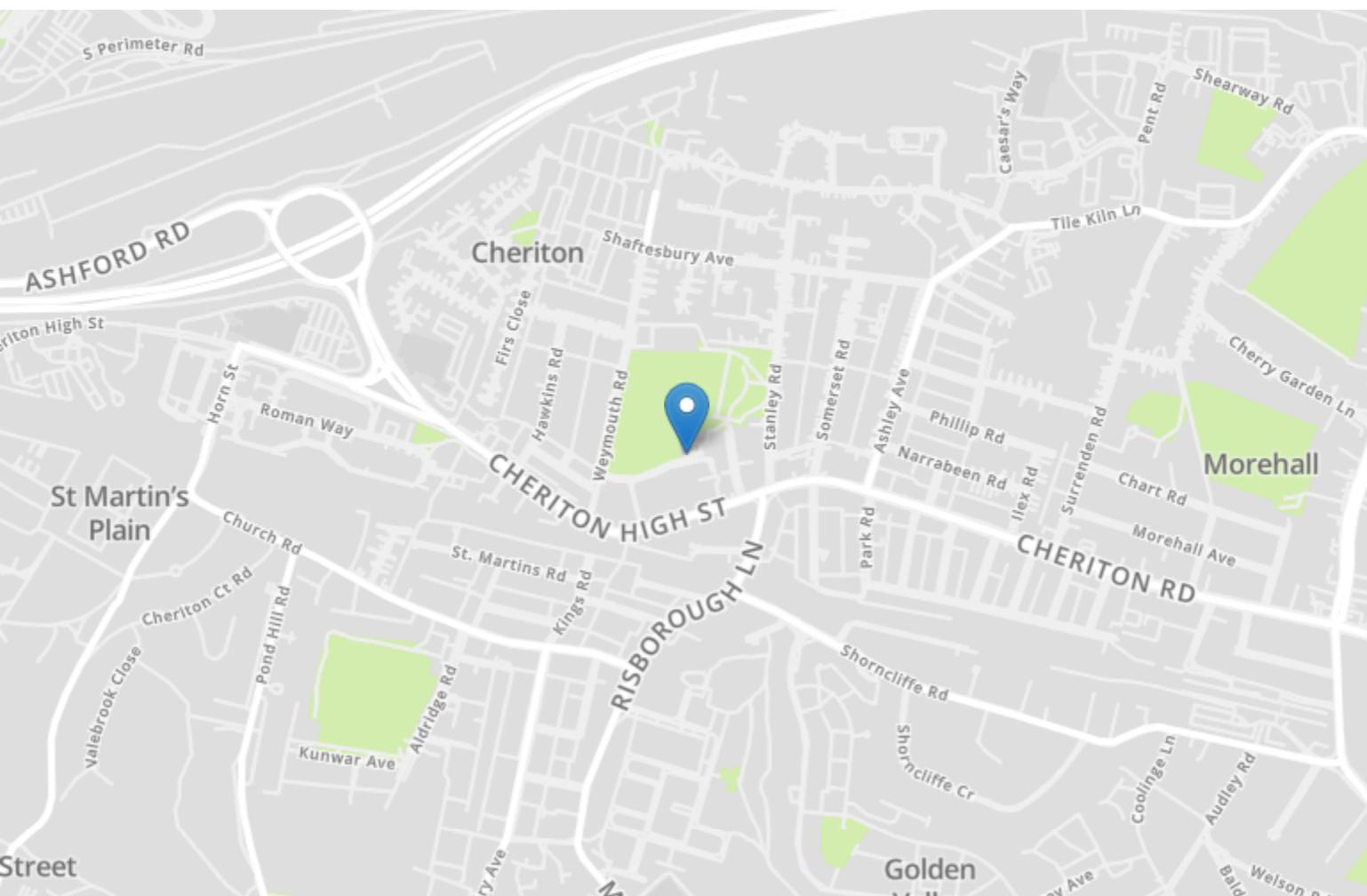


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## 30 Tudor Road

Folkestone

CT19 4HJ

**£190,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming ground floor flat located on Tudor Road in the sought-after area of Cheriton. Boasting over 1000 sq ft of living space, this property offers a spacious lounge, well-equipped kitchen/diner, sleek bathroom, and two generously sized double bedrooms. Step outside to discover your very own private rear garden, perfect for enjoying al fresco dining or simply unwinding after a long day. Additionally, there are two external storage rooms providing ample space for all your belongings. Conveniently offered with no chain, this property presents a fantastic opportunity for first-time buyers, down-sizers, or investors alike. Don't miss out on the chance to make this house your new home - schedule a viewing today!



**Entrance Hall****Lounge**

18' 10" x 14' 11" (5.74m x 4.55m)

**Kitchen/Dining Room**

15' 0" x 13' 1" (4.57m x 3.99m)

**Bathroom**

7' 11" x 6' 11" (2.41m x 2.11m)

**Bedroom One**

14' 11" x 10' 4" (4.55m x 3.15m)

**Bedroom Two**

13' 2" x 12' 6" (4.01m x 3.81m)

**Rear Garden****External Store 1**

Situated in the communal hallway.

**External Store 2**

Located to the rear of the property in the back gardens.

**Lease + Service Charge Information**

The property has a lease of 125 years from 26 August 1999 leaving 99 years remaining,

We understand from the vendor that the ground rent is approximately £10 per annum

We understand from the vendor that the service charges are approximately £1100 per annum. This includes Building Insurance for the year.

