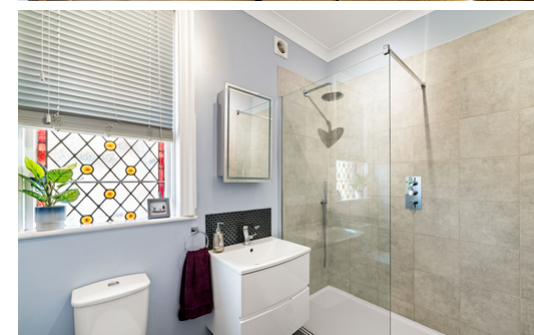


## Flat 4, 30 Castle Hill Avenue

Folkestone  
CT20 2RE

**£230,000 SHARE OF FREEHOLD**

FOR SALE WITH BURNAP + ABEL... A well-presented two-bedroom second-floor apartment situated in the desirable West End of Folkestone, just a short stroll from Folkestone Central Station—ideal for commuters and those seeking coastal living with excellent transport links. This light and airy apartment offers comfortable accommodation comprising a spacious lounge/dining room, a separate fitted kitchen, a modern shower room, and two good-sized bedrooms. The property is offered with a share of the freehold, providing long-term security and a stake in the building's management. Additional benefits include water and sewage costs included in the service charge, and the property is offered to the market with no onward chain, making it perfect for first-time buyers, investors, or anyone looking for a smooth and speedy transaction. Located on the attractive tree-lined Castle Hill Avenue, the apartment is within walking distance of local shops, amenities, The Leas promenade, and the high-speed rail link to London.





Entrance Hall

Lounge/Dining Room

14' 10" x 13' 6" (4.52m x 4.11m)

Kitchen

10' 9" x 7' 1" (3.28m x 2.16m)

Shower Room

8' 0" x 5' 9" (2.44m x 1.75m)

Bedroom One

13' 11" x 12' 6" (4.24m x 3.81m)

Bedroom Two

10' 0" x 7' 3" (3.05m x 2.21m)

Lease + Service Charges

We understand that the property has a share of the freehold and an accompanying 98 year lease.

The service charge is £2040 per annum, which also includes water rates and sewerage rates for all flats.

There is £0 ground rent.

