

## **20 London Street**

Folkestone  
CT20 1RA

**£335,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this excellent investment opportunity situated within walking distance of Folkestone's Harbour. The freehold property is currently split into four apartments and offers a one bedroom basement apartment with private garden and three studio apartments. The property has room for improvement on the rents and internal condition. The current rentals are generating an impressive £28,250 per annum and the property is being sold chain free. The owners are willing to sell full or with vacant possession. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



### Entrance Hall to Flat 1

#### Lounge

11' 10" x 11' 9" (3.61m x 3.58m)

#### Kitchen

8' 10" x 8' 2" (2.69m x 2.49m)

#### Shower Room

#### Bedroom

11' 9" x 8' 11" (3.58m x 2.72m)

### Private Rear Garden For Flat 1

### Door to Flat 2

#### Bedroom/Lounge

16' 2" x 11' 9" (4.93m x 3.58m)

#### Kitchen

9' 8" x 9' 2" (2.95m x 2.79m)

#### Shower Room

### Entrance To Flat 3

#### Bedroom/Lounge

16' 2" x 11' 9" (4.93m x 3.58m)

#### Kitchen

9' 8" x 9' 2" (2.95m x 2.79m)

#### Shower Room

### Entrance To Flat 4

#### Lounge/Bedroom

16' 1" x 11' 10" (4.90m x 3.61m)

#### En-Suite Shower

#### Kitchen

12' 0" x 9' 7" (3.66m x 2.92m)

#### W.C

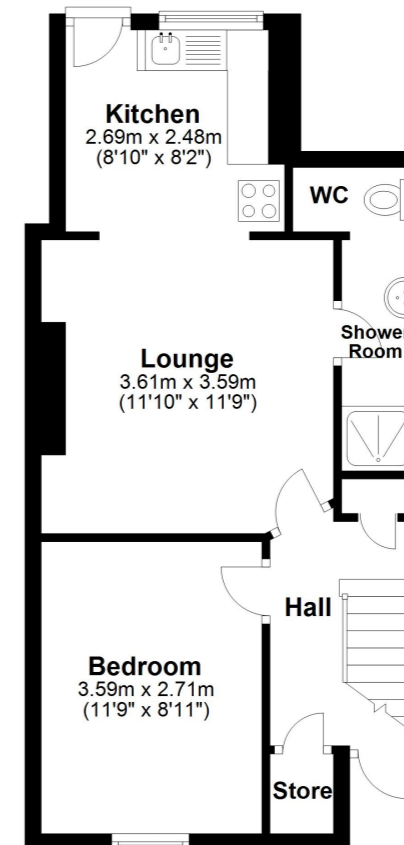
### Please read and take note

The floorplan to flat 2 may be inaccurate and is not exact. The current tenant is due to leave shortly and was not available for access.

The property is currently being sold on 1 title and as a freehold building.

### Lower Ground Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 40.8 sq. metres (439.0 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.

