



Flat F, 5 Grimston Avenue

Folkestone

CT20 2QE

£180,000

DRAFT DETAILS...Burnap + Abel are pleased to offer this beautiful second floor maisonette in Grimston Avenue, located in the West End of Folkestone. The property benefits from a spacious living/dining room, modern fitted kitchen, family bathroom, one double bedroom and one study which is currently being used as a child's bedroom. The apartment benefits from a long lease and is walking distance to Folkestone Central Train Station benefiting from the High Speed Rail Link, the town centre and The Leas Promenade. The property is also situated in the catchment area for Sandgate Primary school and is being sold chain free. To book your viewing call sole agents Burnap + Abel now on 01303 258590.



Entrance Hall

With the staircase to the third floor and doors to;

Lounge/Dining Room

17' 9" x 16' 4" (5.41m x 4.98m)

Kitchen

10' 7" x 9' 5" (3.23m x 2.87m)

Study

19' 11" x 9' 8" (6.07m x 2.95m) Currently used as a child's bedroom.

Landing

Bedroom

15' 1" x 14' 10" (4.60m x 4.52m)

Bathroom

10' 6" x 7' 8" (3.20m x 2.34m)

Lease, Service Charge + Future Charges

We understand the lease has 947 years remaining.

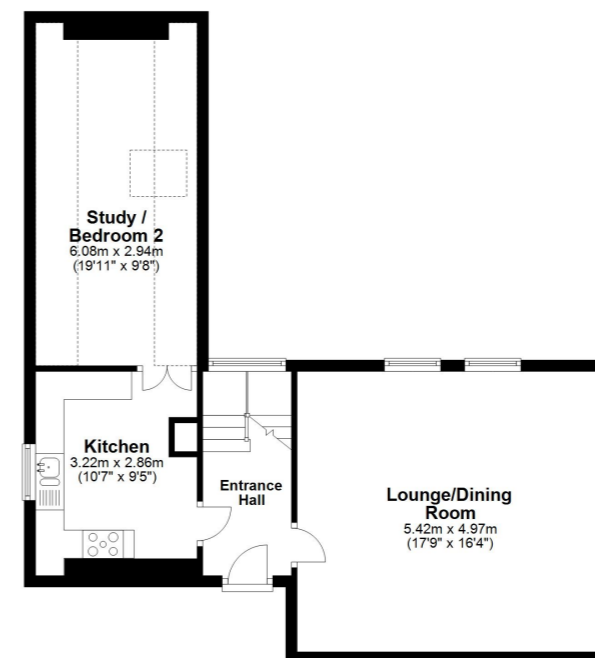
The current service charge is £1200 per annum.

The ground is £15 per annum.

Please note; Work is expected to be carried out to the property next year and a schedule of works will be costed. The current figure is in the region of £20,000 per apartment, however they are seeking alternate quotes. This has been taken into account with the market valuation. Any questions please do not hesitate to ask.

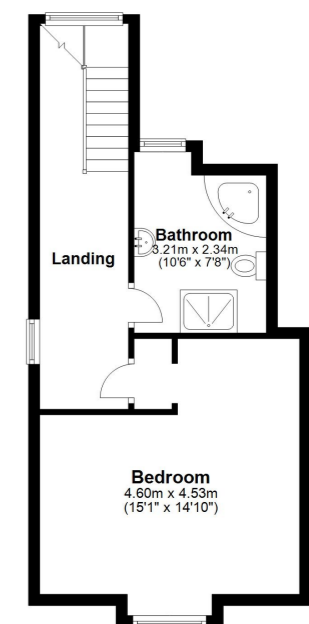
Second Floor

Approx. 60.7 sq. metres (653.5 sq. feet)



Third Floor

Approx. 38.7 sq. metres (416.3 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.

