

## **9 Constanca Court Cheriton Road**

Folkestone  
CT20 1DS

**£175,000 SHARE OF FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this superb two bedroom top floor apartment, situated just a couple of minutes walk from Folkestone Central Train Station and The Town Centre. The property is in our opinion in good decorative order and offers a lounge/diner, kitchen, family bathroom and two double bedrooms. Additional benefits include a share of the freehold, secure under ground parking, visitors car park, double glazing, gas central heating and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Entrance Hall**

**Lounge/Dining Room**

17' 2" x 10' 10" (5.23m x 3.30m)

**Kitchen**

**Shower Room**

7' 6" x 6' 1" (2.29m x 1.85m)

**Bedroom One**

15' 9" x 11' 5" (4.80m x 3.48m)

**Bedroom Two**

12' 1" x 11' 0" (3.68m x 3.35m)

**Underground Parking**

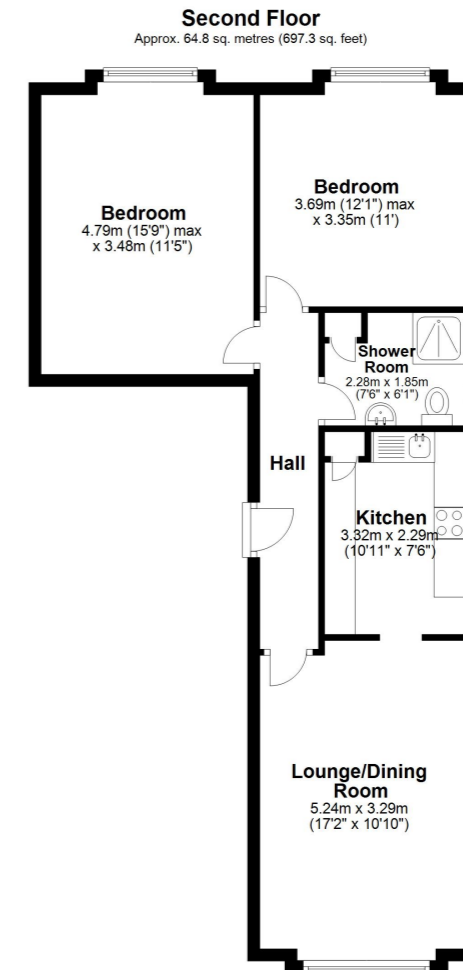
**Visitors Car Park**

**Lease + Service Charge Information**

The property comes with a share of the freehold

There is no ground rent to pay

The service charge is £1500 per annum.



Total area: approx. 64.8 sq. metres (697.3 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.

