



Flat E, Grimston Avenue

FOLKESTONE
CT20 2QE

£220,000 LEASEHOLD

DRAFT DETAILS...Burnap + Abel are pleased to present onto the market this beautifully decorated second floor apartment in Grimston Avenue located in the West End of Folkestone. The property benefits from spacious living room with balcony, modern fitted kitchen with breakfast bar, fitted bathroom, separate toilet, one double bedroom and one single bedroom/study. The apartment benefits from a long lease and is walking distance to Folkestone Central and Folkestone West train stations benefiting from the High Speed Rail Link, the town centre and The Leas, The property is also situated in the catchment area for Sandgate Primary school. To book your viewing call sole agents Burnap + Abel on 01303 258590.



Entrance to Hallway

Doors to:

Separate W.C

Low level W.C, tiled floor

Bathroom

Panel bath, shower over head, vanity sink, heated towel rail, tiled floor, tiled walls

Kitchen

9' 10" x 12' 10" (3.00m x 3.91m) - Matching wall & floor units with hard edge surface, oven, 4 ring hob with excecutor overhead, single glazed sash window to the side, cupboard housing boiler, space for fridge freezer

Living Room

17' 10" x 13' 11" (5.44m x 4.24m) - Gas Fire with wooden mantle, two radiators with wooden covers, single glazed sash window, door to the balcony

Bedroom One

13' 5" x 10' 9" (4.09m x 3.28m) - Radiator with wooden cover, two single glazed sash windows to front, built in wardrobe.

Bedroom Two/Study

4' 11" x 10' 1" (1.50m x 3.07m) - Velux window

Balcony

Part decking part artificial grass

Lease

Lease Length - 999

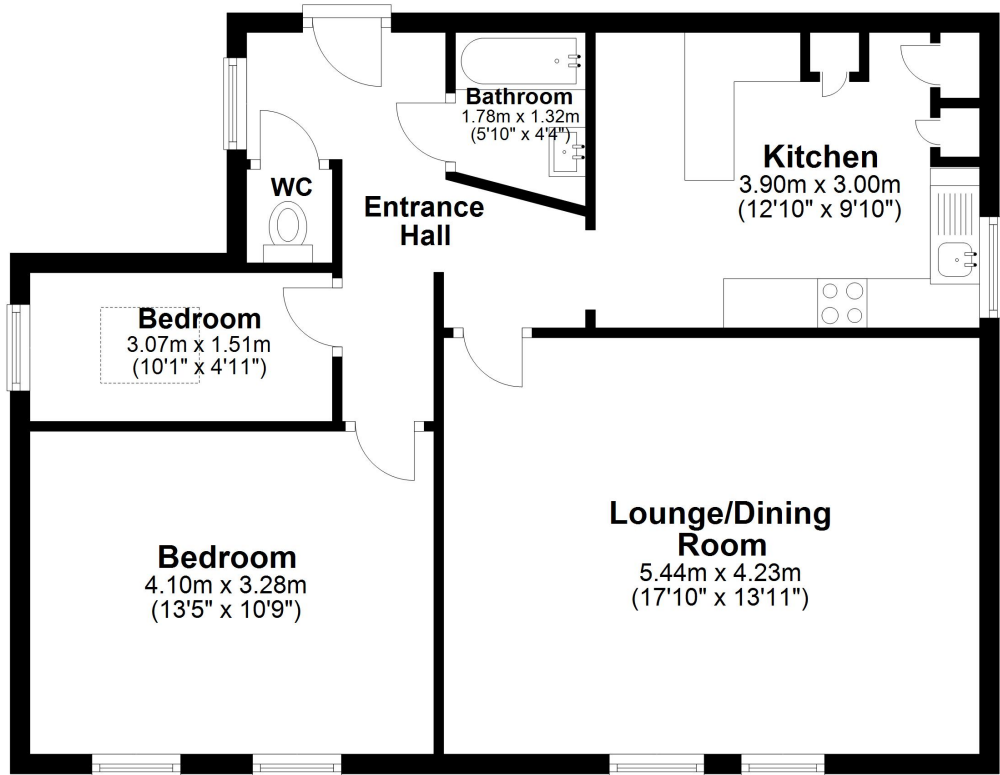
Years Remaining - 948

Charges

Service Charge - £1000p.a

Ground Rent - £75p.a

Second Floor
Approx. 65.3 sq. metres (702.8 sq. feet)



Total area: approx. 65.3 sq. metres (702.8 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.

