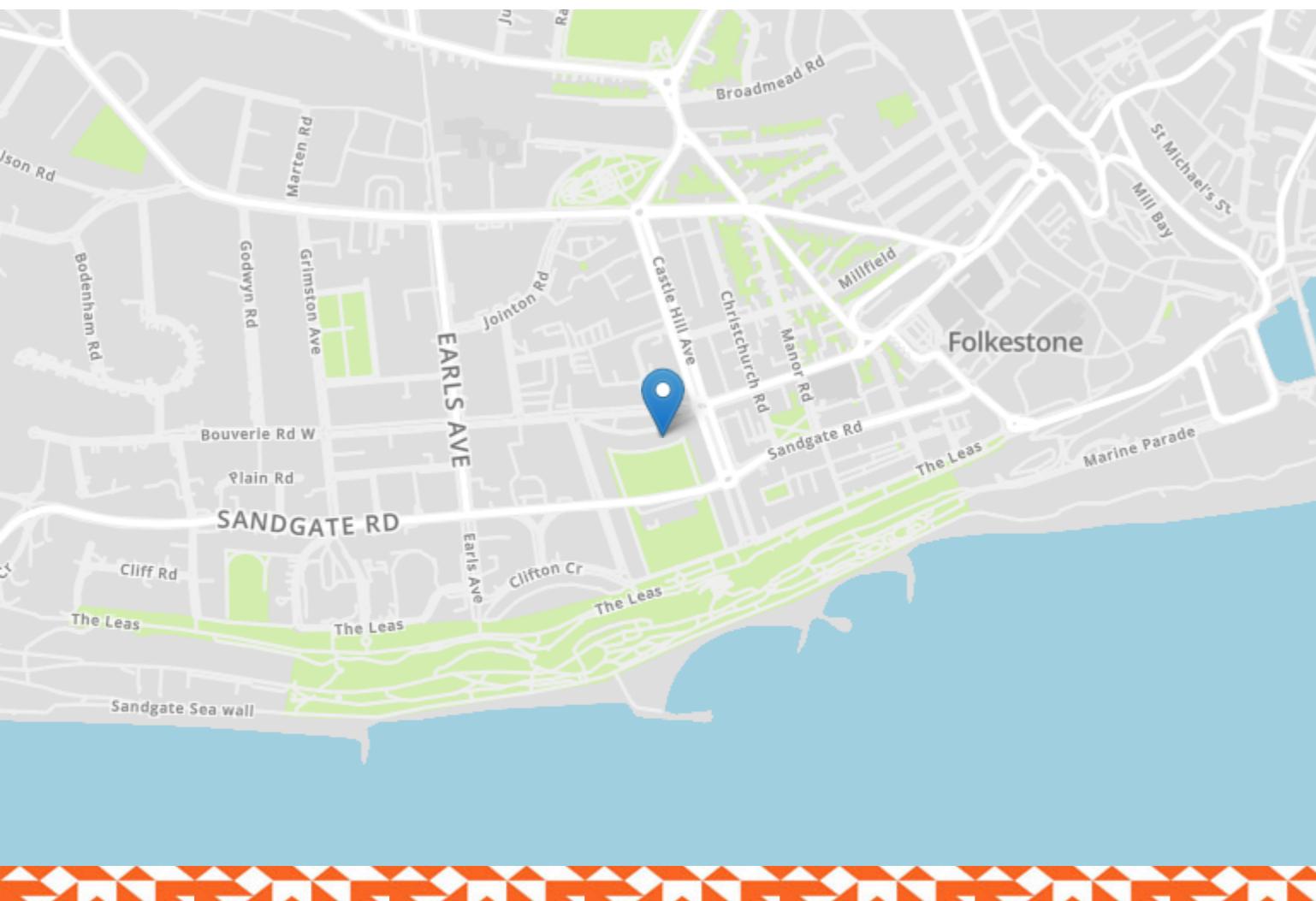


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Garden Flat, 39 Augusta Gardens

Folkestone
CT20 2RT

£300,000 SHARE OF FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this charming and spacious 2 bedroom garden apartment located in the sought after Augusta Gardens, Folkestone. Situated in the desirable West End of town, this property is just a stone's throw away from the bustling high street and high speed train station, making it perfect for commuters. Stepping inside, you will be greeted by spacious room that flood with natural light adding charm to this modern home. From ornate tiled hearth to the beautiful fireplace, every detail has been considered when turning this period beauty into a modern oasis. Not only does this flat boast stunning interiors, but it also offers access to a private garden where you can relax and unwind amidst lush greenery. Whether you're hosting a summer BBQ or enjoying a quiet moment with a good book, these tranquil outdoor spaces provide the perfect retreat from city life. Don't miss out on the opportunity to own a piece of history in Augusta Gardens – schedule your viewing today and experience the beauty of this unique property for yourself.



Entrance Hall**Lounge**

17' 3" x 15' 7" (5.26m x 4.75m)

Kitchen/Dining Room

17' 8" x 7' 11" (5.38m x 2.41m)

Bathroom

8' 7" x 4' 9" (2.62m x 1.45m)

Bedroom One

18' 11" x 13' 3" (5.77m x 4.04m)

Bedroom Two

12' 6" x 7' 2" (3.81m x 2.18m)

Front Courtyard

The property has sole use of the front courtyard. This area is currently a blank canvas, just awaiting a new owner to make it their own.

Rear Garden

A stunning south facing rear garden that overlooks the private Augusta Gardens beyond. This delightful garden is the ideal relaxation spot after a long day. Beautifully landscaped by the current vendors, a private garden in the West End of Folkestone is a rarely available asset.

Lease + Service Charges

We understand that the property has a 999 year lease from 1981 and also comes with a share of the freehold.

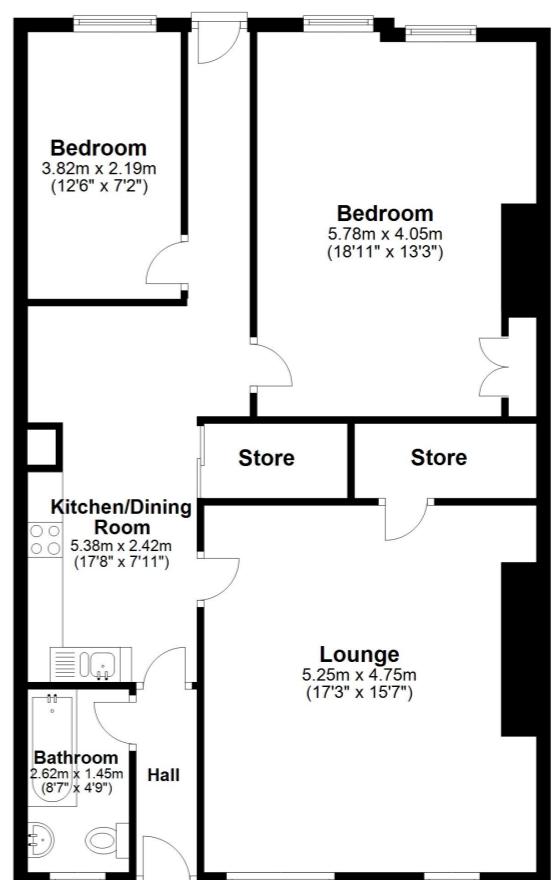
Therefore there is no ground rent to pay.

The service charges for the year of 2024 are £1560 per annum.

The Vendors currently rent the parking space number 18 from Smith Woolley 18 at £46 per month.

Lower Ground Floor

Approx. 86.5 sq. metres (931.1 sq. feet)



Total area: approx. 86.5 sq. metres (931.1 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.

