

## **Flat 1, 6 Cherry Garden Avenue**

Folkestone  
CT19 5LB

**£210,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Positioned within a desirable residential setting in the sought-after seaside town of Folkestone, this beautifully presented two-bedroom ground floor apartment offers a rare combination of privacy, style and convenience — complete with its own private entrance and a generous 144-year lease. Designed for effortless modern living, the property opens into a bright and spacious open-plan lounge, kitchen and dining area — an inviting space ideal for both relaxing and entertaining. The contemporary kitchen is seamlessly integrated, creating a sociable heart of the home while maintaining a refined sense of order and flow. Two well-proportioned double bedrooms provide comfortable and versatile accommodation, whether for residents, guests, or a dedicated home office. The sleek shower room is finished in a clean, modern style, offering both practicality and understated luxury. Externally, the property benefits from an allocated parking space in the private car park to the rear — a valuable asset in this well-connected location. With Folkestone West railway station just a short walk away, the home is perfectly placed for commuters, offering high-speed connections to London and beyond while retaining the charm of coastal living.



**Lounge/Kitchen/Diner**

18' 3" x 18' 5" (5.56m x 5.61m)

**Shower Room**

6' 10" x 5' 8" (2.08m x 1.73m)

**Bedroom One**

11' 1" x 11' 3" (3.38m x 3.43m)

**Bedroom Two**

12' 10" x 9' 2" (3.91m x 2.79m)

**Allocated Parking Space**

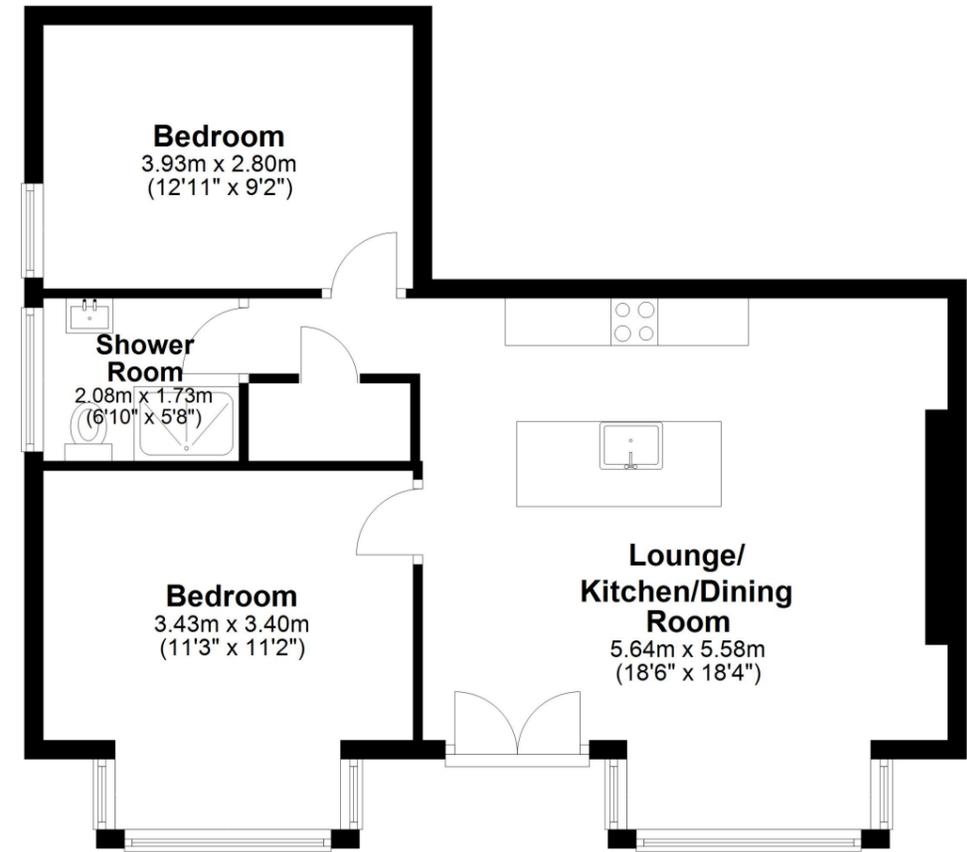
**Lease + Service Charge Information**

The lease term is 150 years from and including 25 March 2020 to and including 24 March 2170. The lease term remaining is 144 years.

The service charge is £1123 per annum.

The ground rent is £245 per annum.

**Ground Floor**  
Approx. 61.7 sq. metres (664.2 sq. feet)



Total area: approx. 61.7 sq. metres (664.2 sq. feet)

