



13 The Sidings, Lyminge, Folkestone, Kent, CT18 8HH

EPC Rating = D

Guide Price £200,000



Set at the far end of this cul de sac you will find this two bedroom ground floor flat which presents an ideal investment opportunity in a highly sought-after village. The property offers exceptional value, making it a rare find in the area. Ideal for investors or first time buyers this property stands out for its affordability and promising potential. There is a lovely garden to the rear adjoining fields and allocated parking for one vehicle. EPC RATING = D



**Guide Price £200,000**

**Tenure** Leasehold Share of Freehold

**Property Type** Apartment

**Receptions** 2

**Bedrooms** 2

**Bathrooms** 1

**Parking** Allocated Space

**Heating** Electric

**EPC Rating** D

**Council Tax** Band C

**Ground floor**  
**Entrance porch**

**Living room**  
17' 1" x 10' 8" (5.21m x 3.25m) open plan to:

**Dining area**  
10' 0" x 6' 11" (3.05m x 2.11m)

**Kitchen**  
9' 6" x 6' 8" (2.90m x 2.03m)

**Bathroom/WC**

**Bedroom one**  
10' 10" x 9' 2" (3.30m x 2.79m)

**Bedroom two**  
13' 4" x 6' 8" (4.06m x 2.03m)

**Outside**

**Rear garden**  
Laid to lawn with useful shed and adjoining fields

**Parking**

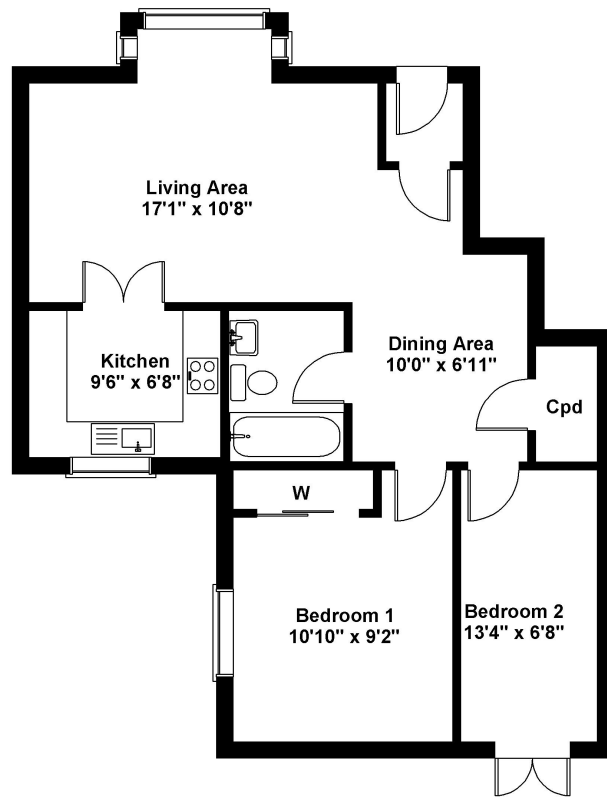
Allocated parking for one vehicle

**Additional information**

Tenure - Leasehold with share of freehold  
Length of Lease - Approx 965 years remaining



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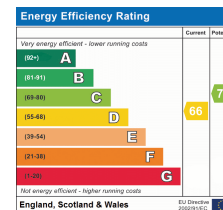
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