

## Flat E, 1 Grimston avenue

FOLKESTONE, Folkestone  
CT20 2QE

**£220,000 SHARE OF FREEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this superb two bedroom apartment situated in the sought after West End Location of Grimston Avenue. The property is located within walking distance of Folkestone Central Train Station, Folkestone Town Centre and is also close to both Grammar Schools and Sandgate Primary School. The accommodation comprises lounge/diner, kitchen, family bathroom and two bedrooms. Additional benefits include a long lease, off road parking and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.





Entrance Hall

Carpeted floor, doors leading to,

Lounge

18' 0" x 11' 3" (5.49m x 3.43m) Large lounge with carpeted floor, radiator, two Velux windows and a double glazed window.

Kitchen

9' 6" x 9' 5" (2.90m x 2.87m) Mix of wall and floor units, roll top worktop, stainless steel sink and drainer, Hob and under counter oven, extractor fan over head, radiator and a double glazed window,

Bathroom

6' 9" x 5' 11" (2.06m x 1.80m) Three piece bathroom with low level W.C, wash hand basin, paneled bath with shower over head, radiator and a Velux window.

Bedroom One

10' 6" x 9' 7" (3.20m x 2.92m) Carpeted floor, radiator and a Velux window.

Bedroom Two

8' 0" x 6' 1" (2.44m x 1.85m)

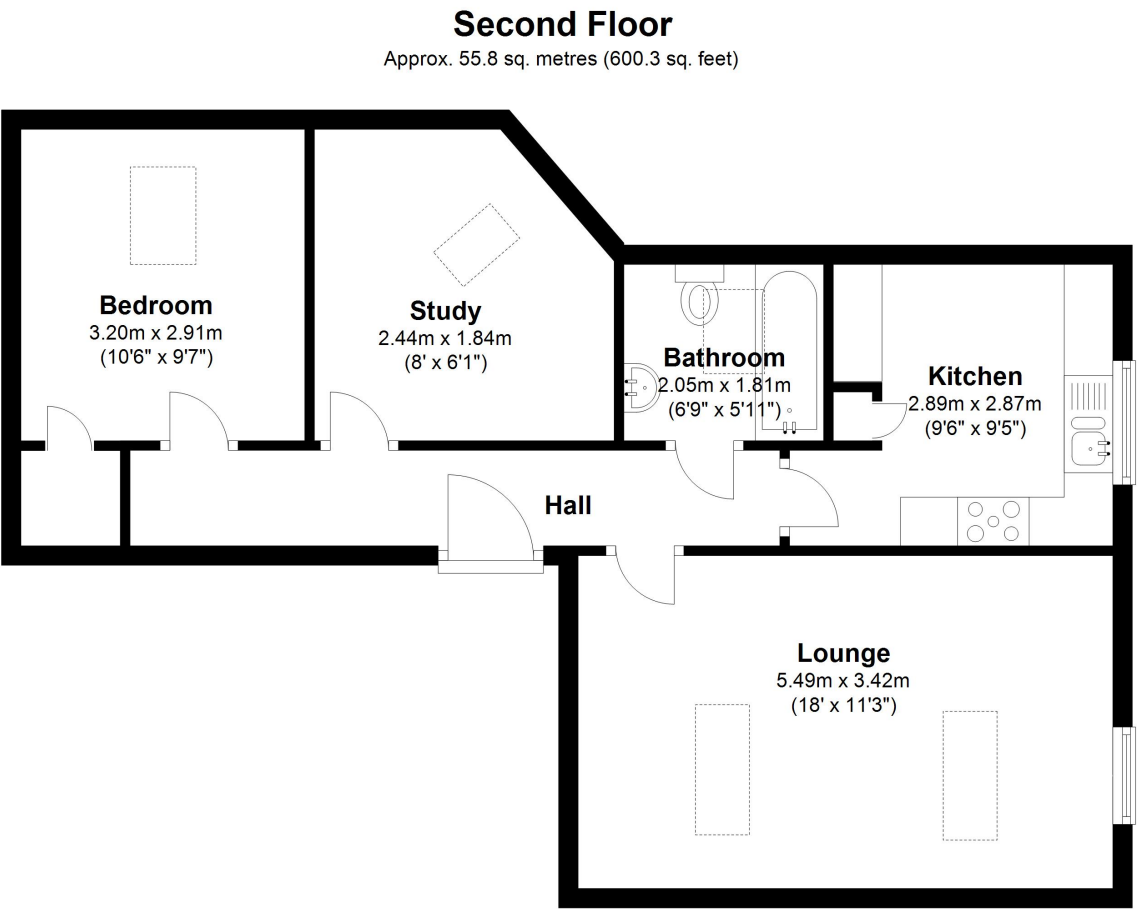
Off Road Parking

Lease + Service Charge Information

We have been informed that the property has a 125 year lease from 2006. There are 109 years remaining.

The service charge is £1200 per annum.

The ground rent is £175 per annum



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 and prospective purchaser.  
Plan produced using PlanUp.

