

## **7 St Pauls Court St Pauls Way**

Folkestone  
CT20 3NX

**£200,000 LEASEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to your dream home at St Pauls Court, St Pauls Way! This stunning 2 bedroom top floor flat is nestled in a purpose-built building in a prime residential location. Conveniently located just moments away from Folkestone West Train Station, Sandgate primary school, and the picturesque Sandgate Beach, this property offers the perfect combination of convenience and tranquillity. Step inside and be greeted by bright and airy living spaces, perfect for relaxing or entertaining guests. The well-appointed kitchen is ideal for whipping up delicious meals, while the spacious bedrooms provide a peaceful sanctuary to unwind after a long day. Outside, you'll find parking available for your convenience, making coming home a breeze. Don't miss your chance to own this gem in one of Folkestone's most sought-after locations. Schedule your viewing today and make St Pauls Court your new address!



**Entrance Hall**

**Lounge/Diner**

17' 11" x 11' 4" (5.46m x 3.45m)

**Kitchen**

10' 2" x 8' 0" (3.10m x 2.44m)

**Bathroom**

6' 10" x 6' 0" (2.08m x 1.83m)

**Bedroom One**

10' 6" x 9' 5" (3.20m x 2.87m)

**Bedroom Two**

10' 6" x 7' 8" (3.20m x 2.34m)

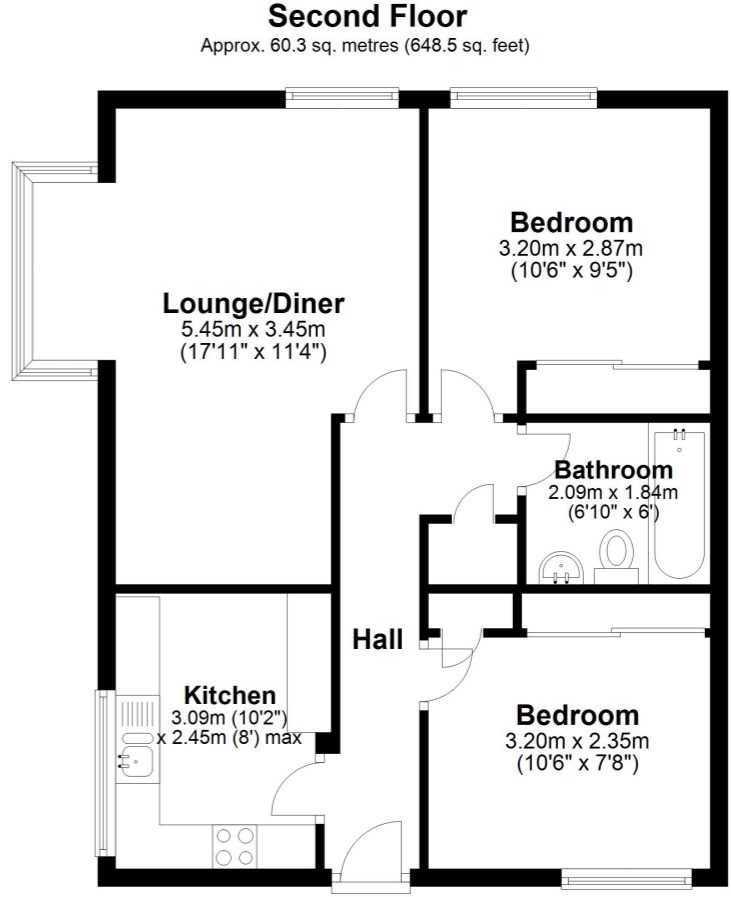
**Residents Car Park**

**Lease & Service Charges**

We understand the lease has 140 years remaining.

The service charges are £1405.98 per annum.

The ground rent is £250 per annum.



Total area: approx. 60.3 sq. metres (648.5 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.

