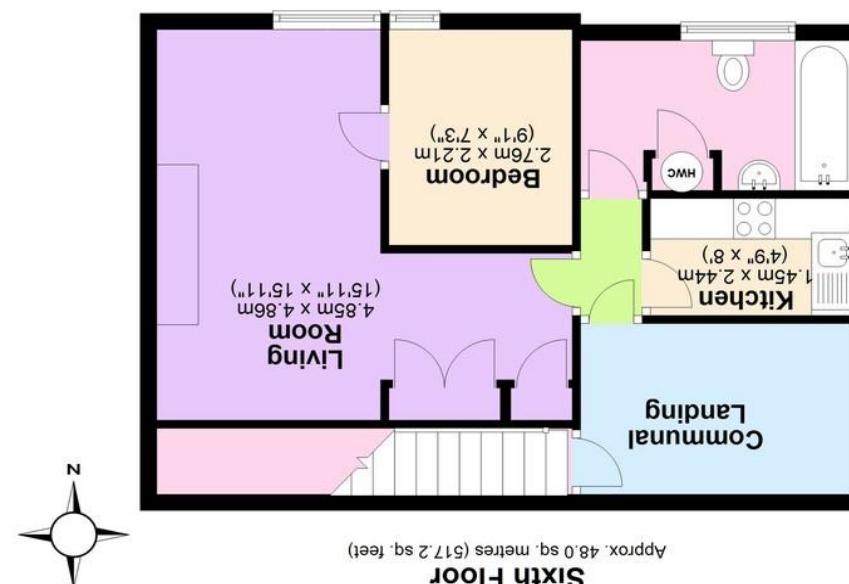


Attic Floor
Approx. 32.5 sq. metres (349.9 sq. feet)



Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Total area: approx. 80.6 sq. metres (867.1 sq. feet)





COMMUNAL ENTRANCE Access via the ground floor into communal entrance with stairs to the third floor.

ENTRANCE HALL 4' 09 max" x 3' 00 max" (1.45m x 0.91m) Solid wooden fire door with laminate flooring, entry phone system and doors to:-

LOUNGE/DINER 15' 11 max" x 15' 02 max" (4.85m x 4.62m) UPVC double glazed window to the front of the property with laminate flooring, electric heater and a feature fireplace. The lounge also has large storage cupboards one housing the fridge freezer. Door to:-

BEDROOM 7' 10 max" x 7' 01 max" (2.39m x 2.16m) UPVC double glazed window to the front of the property with carpeted floor coverings and a electric heater.

KITCHEN 7' 11" x 4' 09" (2.41m x 1.45m) UPVC double glazed window to the side of the property, kitchen has matching wall and base units with electric hob, extractor fan, electric fan oven and stainless steel sink. Space and plumbing for a washer machine.

BATHROOM 10' 08 max" x 5' 00 max" (3.25m x 1.52m) UPVC double glazed frosted window to the front of the property. Bathroom has a bath with electric power shower over the bath, vanity hand basin, close coupled w/c and electric heated towel rail.

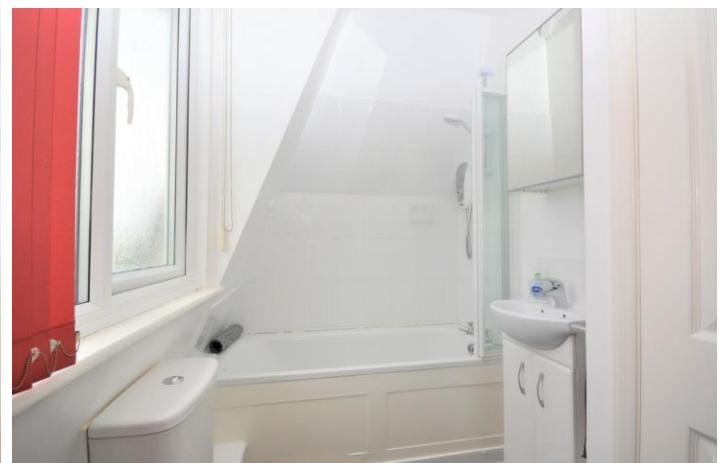
Guide Price £140,000 - £160,000.

Andrew & Co are please to bring to the market this one / two-bedroom property on Augusta Gardens, Folkestone. The property is currently one bedroom but the owners also own the loft space that has two further rooms and could be accessed from the flat. Call today!

LOFT ACCESS From the communal hall outside the front door to the flat there is a door accessing the loft staircase. The loft rooms are owned by the owner of this flat and will be sold together with this flat. There is the potential to have the one of the cupboards removed in the lounge to gain access from the flat to the loft staircase subject to block management consent.

LOFT ROOM ONE 15' 02 max" x 8' 11 max " (4.62m x 2.72m) Exposed wooden floorboard with storage cupboard and skylight window.

LOFT ROOM TWO 16' 04 max" x 11' 05 max" (4.98m x 3.48m) Exposed wooden floorboard and skylight window. (Images shown on details show plans of how the top room could be laid out)



SERVICE CHANGES We have been advised from the owner the service charge is £924.00 per annum.

LEASE DETAILS The term of the lease is for 999 years from 25 March 1966.

Tenure: Leasehold

Local Authority: Folkestone & Hythe District Council

