



Flat 7, Laburnham Court 22-24 Westbourne Gardens, Folkestone

Guide Price £200,000 - £220,000





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Guide Price £200,000 - £220,000. Andrew & Co are please to bring to the market this two bedroom ground floor apartment on Westbourne Gardens, Folkestone. The apartment is finished to a very high standard and would make a great first time purchase or investment. Call today 01303 279955
Tenure: Leasehold

- Guide Price £200,000 - £220,000
- Ground Floor Apartment
- Two Bedrooms
- Immaculate Presentation Inside
- New Lease (Throughout Sale)
- Parking (First Come Basis)
- Will Potentially Be Sold Chain Free
- EPC Rating "C"

To make an offer on this property please call 01303 279955 or email

cheriton@andrewandco.co.uk

ENTRANCE HALL

13' 11" x 2' 10" (4.23m x 0.87m)

Solid wooden front door with carpeted floor coverings, radiator, large storage cupboard and doors to:-

LOUNGE/KITCHEN/DINER

15' 7" x 19' 5" (4.76m x 5.92m)

UPVC double glazed bay windows to the front of the property with fitted venetian blinds. Lounge/Dining area has carpeted floor coverings, radiator and beautiful large windows letting in natural light. Kitchen area has a breakfast bar, stainless steel sink, matching wall and base units in high gloss white, fan oven, electric hob with extractor fan and space for free standing fridge freezer, space for washing machine and laminate wood flooring.

BEDROOM

13' 7" x 10' 2" (4.14m x 3.09m)

Two UPVC double glazed windows to the rear of the property with fitted venetian blinds, carpeted floor coverings and a radiator.

BEDROOM

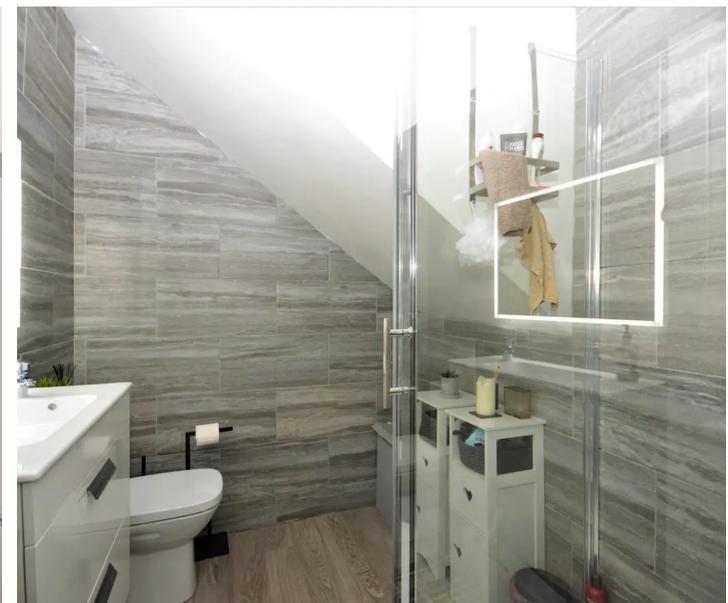
11' 2" x 9' 12" (3.4m x 3.04m)

UPVC double glazed window to rear of the property with fitted venetian blinds, carpeted floor coverings, radiator and wall-mounted combi boiler.

BATHROOM/SHOWER ROOM

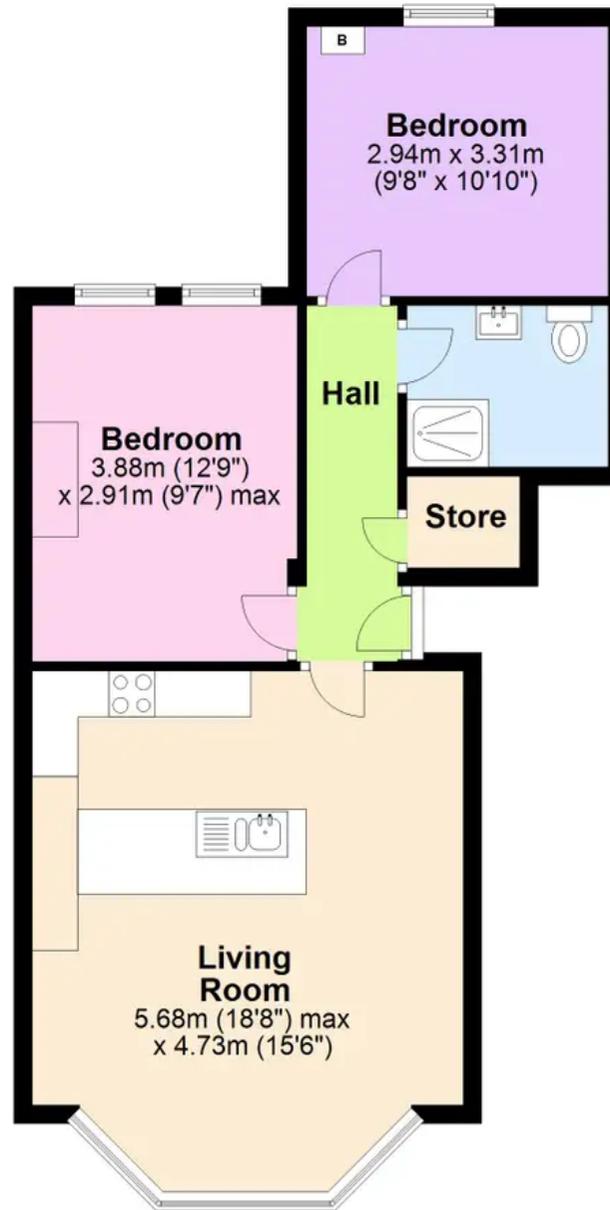
7' 9" x 6' 1" (2.35m x 1.85m)

Full walk-in shower cubical with thermostatic shower, Roca vanity hand basic, de-misting lighted mirror, close coupled w/c, heated towel rail, laminate wood flooring and full tiled walls.



Upper Ground Floor

Approx. 54.0 sq. metres (581.6 sq. feet)



Total area: approx. 54.0 sq. metres (581.6 sq. feet)