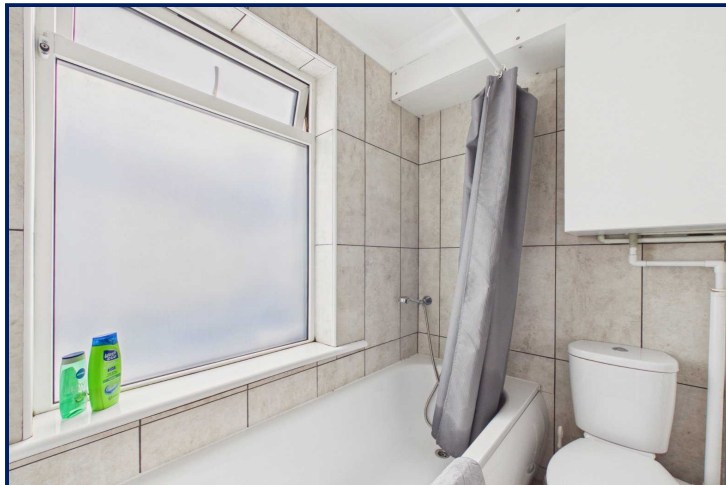
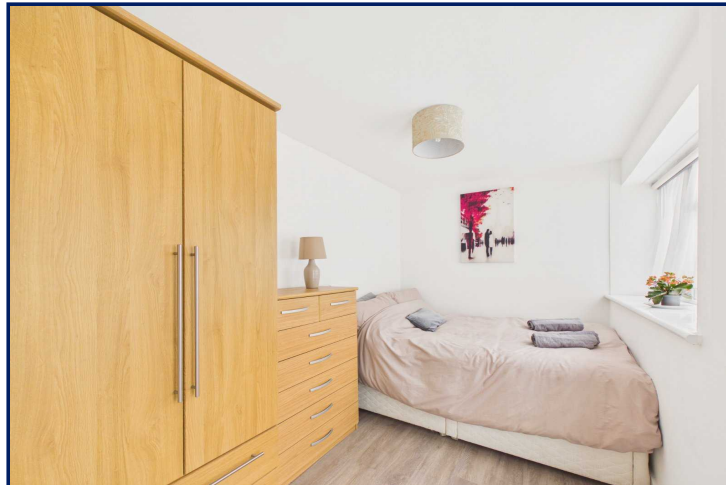
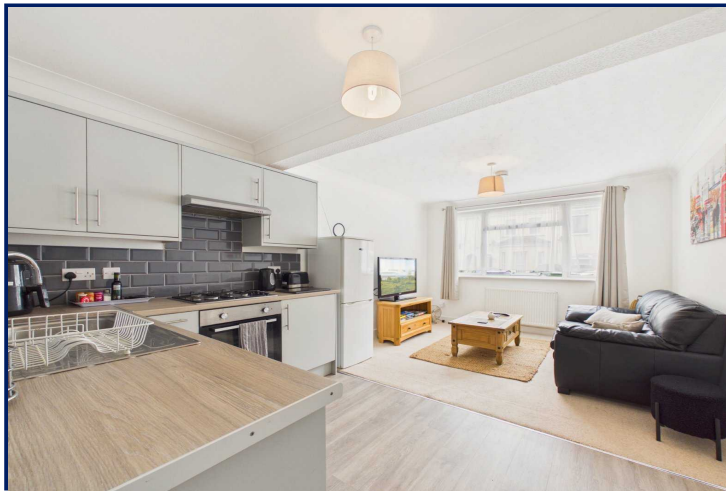
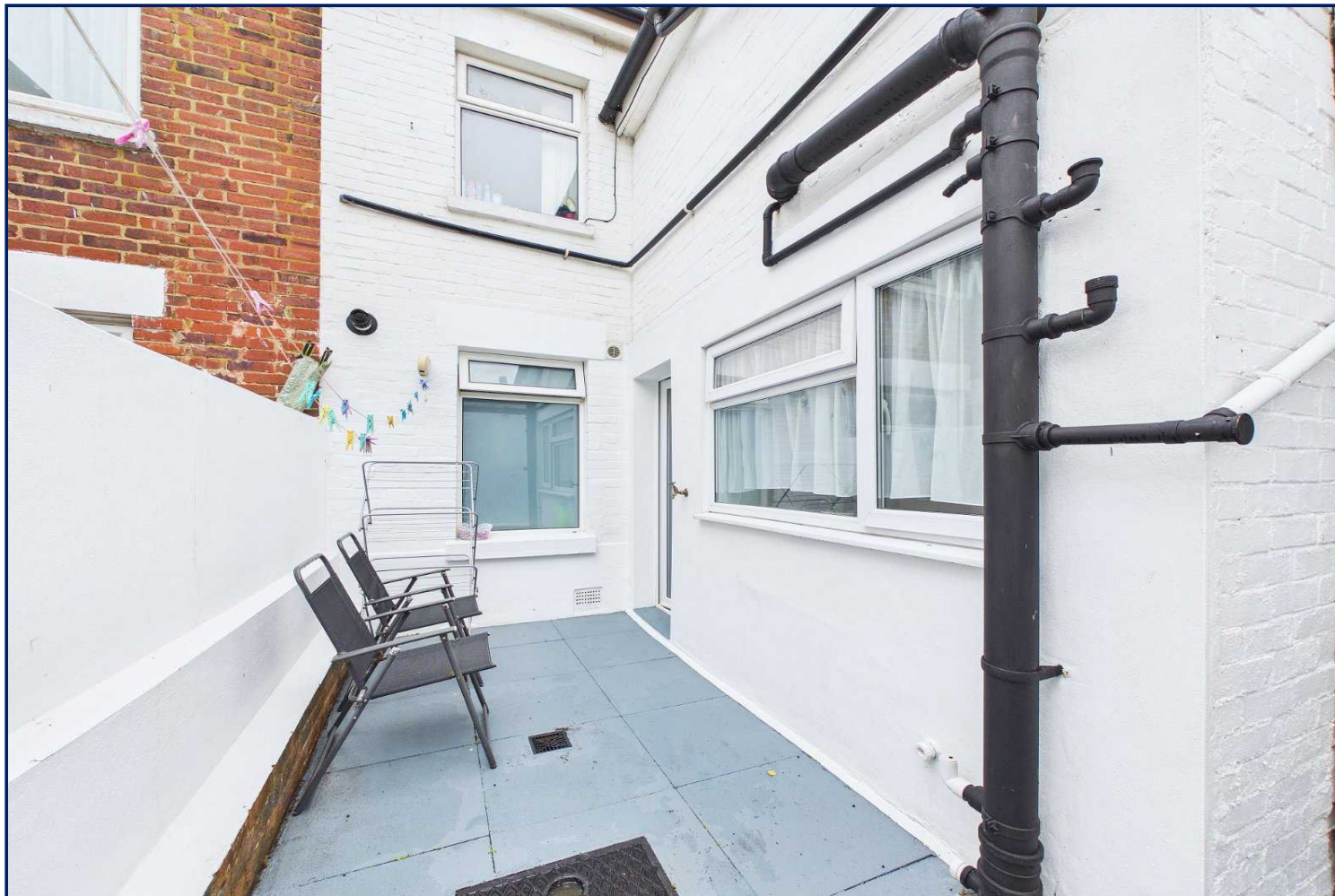
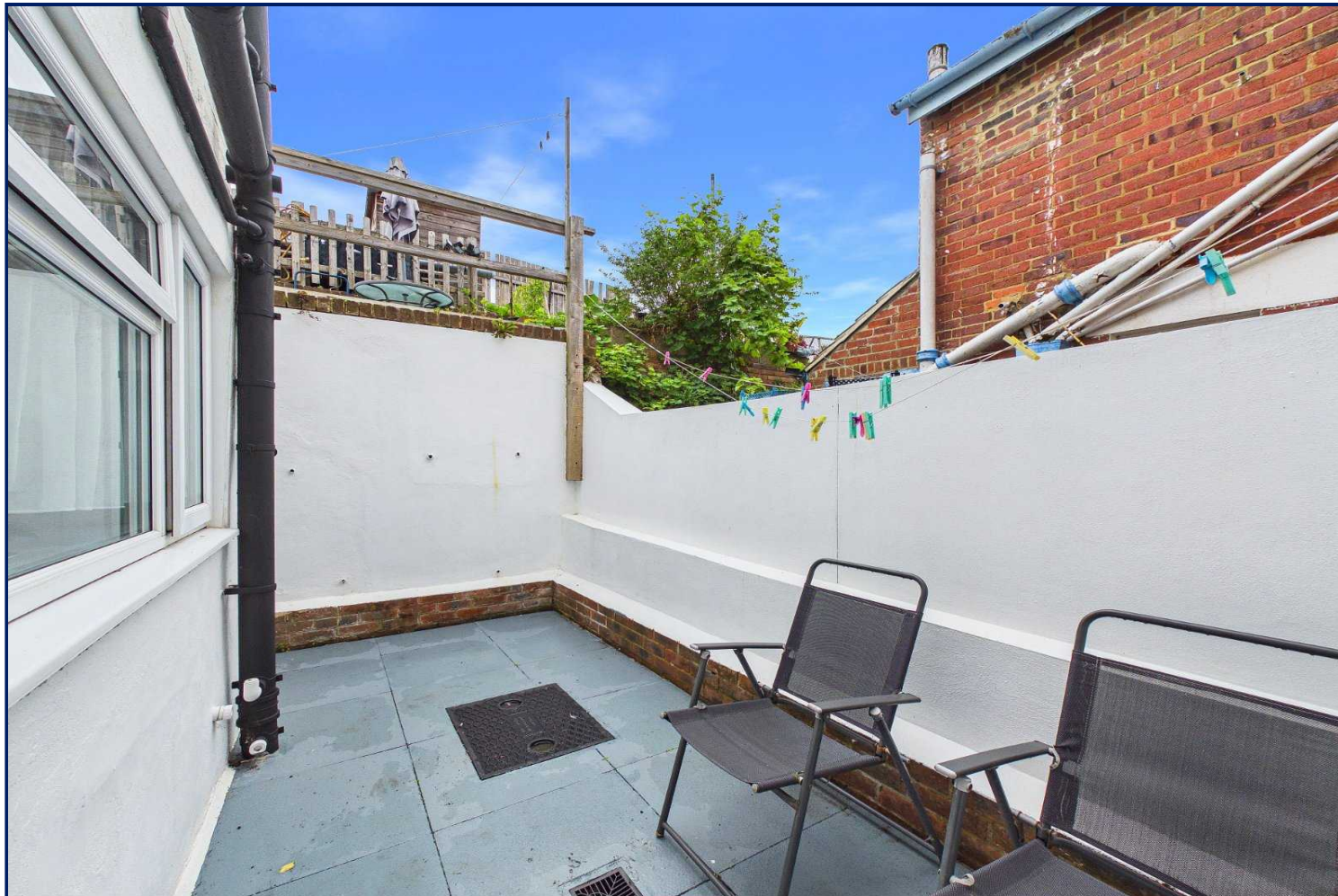
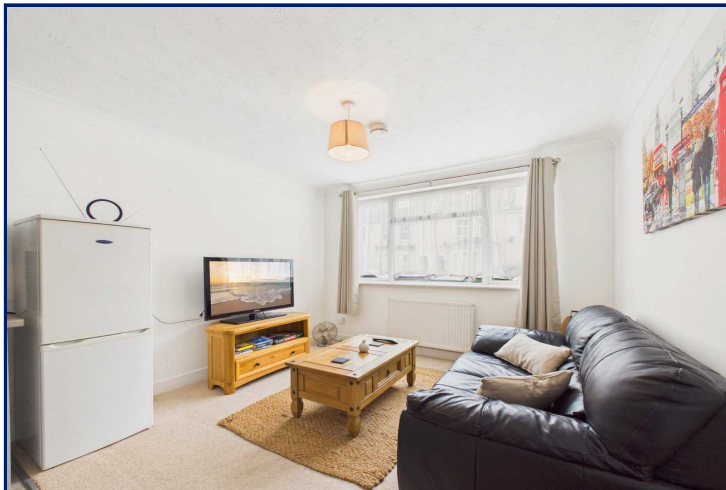




Thanet Gardens,
Folkestone

Asking Price: £150,000
Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Flat A, 41 Thanet Gardens, Folkestone, CT19 6DF
Asking Price: £150,000

Council Tax Band: A
EPC Rating: TBC

Reeds Rains are delighted to bring to the market this well-presented one-bedroom ground-floor flat, complete with its own private garden.

Located on the ground floor of this well-maintained building, the property comprises a spacious open-plan lounge/kitchen, modern bathroom and double bedroom.

Externally, the property benefits from an enclosed private rear garden.

This excellent property is being offered to the open market by Reeds Rains with no onward chain, and an early viewing is highly recommended.

Location

Conveniently positioned within easy reach of both the town and the seafront, this residence provides effortless access to an array of local amenities, including shops, restaurants, and recreational venues. For those who commute, the high-speed link to London ensures a quick and hassle-free journey. This property is also surrounded by excellent schooling options, ensuring that families with children have access to top-quality education.

Communal Entrance

Via secure entry door, ground floor access to Flat A.

Lease Details

We have been informed by our vendor that the lease is 99 years.

Service Charge

We have been informed by our vendor that the service charge will be in the region of £1000 per annum.

Ground Rent

We have been informed by our vendor that there is no ground rent payable for this property.

Council Tax
Band - A

EPC Rating
EPC - Awaited

The Reeds Rains branch at 85 Sandgate Road, Folkestone, Kent CT20 2AF is operated by Francis Dumbrell Limited which is independently owned and operated under a Licence from Reeds Rains Limited. Francis Dumbrell Limited is registered in England within Company Number 06222470. Registered Office: 85 Sandgate Road, Folkestone, Kent CT20 2AF

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

