

**Lot 161**



**Flat C, 6 Martello Road, Folkestone,  
Kent, CT20 1PF**

**Upon  
Instruction of**

**AMG**



All enquiries Ref: Meghan Mamo

- **Leasehold second floor flat**
- **62 years remaining on the lease**

#### **Location:**

The property is located on Martello Road. Shopping amenities are available within Folkestone Town Centre. Public transport links can be found at Folkestone Central Train Station lying to the west along with a network of local bus services serving the surrounding area. The property is served by road links including the A260 located to the east and the A259 lying to the north west. Recreational pursuits are available at Folkestone Warren Nature Reserve located to the east and along the sea front.



#### **Accommodation:**

One bedroom, reception room open plan to kitchen, shower room/wc  
Outside: Terrace

#### **EPC Rating:** C

#### **Council Tax Band:** A

#### **Lease:**

Held on a lease for a term of 99 years from 29/09/1989 at a ground rent of £TBC per annum.

#### **To view:**

By arrangement with the auctioneers.