



**Risborough Lane
Folkestone, CT19 4JH**

Guide Price £100,000

GAO
GetAnOffer



MAIN FEATURES:

- Well Presented Ground Floor Flat
- Open Plan Kitchen/Lounge/Diner
- Two Good Size Bedrooms
- Family Bathroom/WC
- Landlords Only - Paying Tenant in Situ

Well presented ground floor flat ideally located on Risborough Lane, offered to landlords only with a reliable, rent-paying tenant already in situ—making this an excellent turnkey investment opportunity. The property features a spacious open plan kitchen/lounge/diner, creating a bright and sociable living space, alongside two good-sized bedrooms and a modern family bathroom/WC. The layout is practical and appealing to long-term tenants, ensuring continued rental demand.

Situated in a convenient part of Folkestone, the property benefits from excellent transport links, including easy access to the M20 and high-speed rail services to London. Local amenities, schools, and shops are all within close reach, while the seafront and scenic coastal walks offer an attractive lifestyle element for residents. This is a superb opportunity to acquire a low-maintenance investment in a well-connected and increasingly popular coastal location.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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