



## 36 Broadmead Road, Folkestone

- 2 BEDROOMS
- GREAT INVESTMENT OPPORTUNITY
- CLOSE TO AMENTIES
- LEASE LENGTH: 66 YEARS REMAINING
- COUNCIL TAX BAND: A
- GROUND FLOOR APARTMENT
- WALKING DISTANCE TO STATION
- GARDEN
- GROUND RENT: £50pcm

**Guide Price £140,000**

**Tenure: Leasehold**

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HERE TO GET *you* THERE



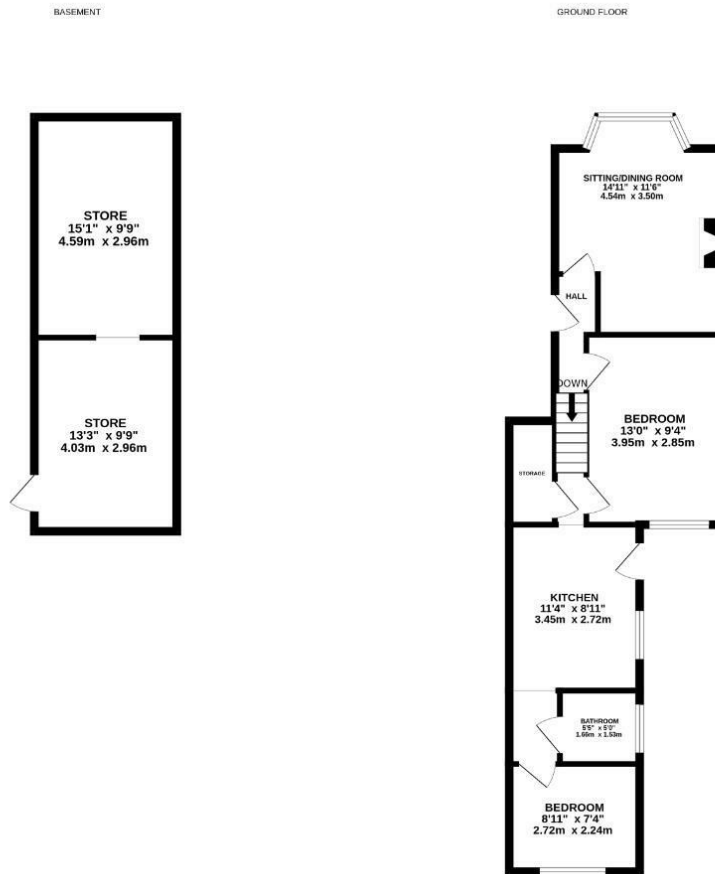
# 36 Broadmead Road, Folkestone

## DESCRIPTION

Hunters are pleased to offer for sale this period conversion ground floor apartment within a short distance of Radnor Park, with excellent access to the local amenities including the mainline station which is a short walk away offering a direct route to St. Pancras International, London in 54 minutes. This spacious apartment boasts opportunity, great for an investment or for a first home, providing a sitting room, fitted kitchen, two bedrooms, a bathroom and private garden.

There is access to the creative quarter and on your doorstep the town of Folkestone offers a wide range of bars, parks, eateries and shopping facilities. The famous Leas Promenade, Old High Street, Harbour Arm and the Coastal Path are all within walking distance. Central station providing a high speed link to Stratford and St. Pancras International is a few minutes away making this the ideal property for the commute.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02024

## Viewing

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

93-95 Sandgate Road, Folkestone, CT20 2BQ

Tel: 01303 210335 Email:

folkestone@hunters.com <https://www.hunters.com>



Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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