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# Bournemouth Road, Folkestone

Asking Price £240,000



A particularly smart ground floor flat situated within yards of the wide, open, tree lined recreation grounds of Radnor Park.

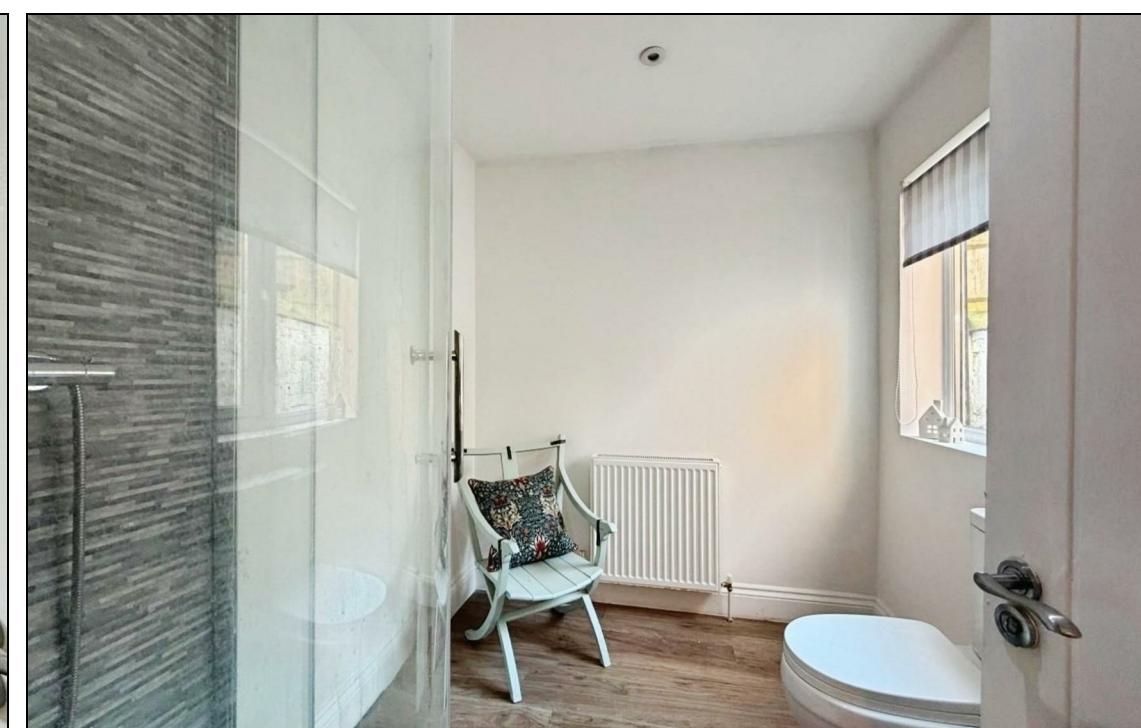
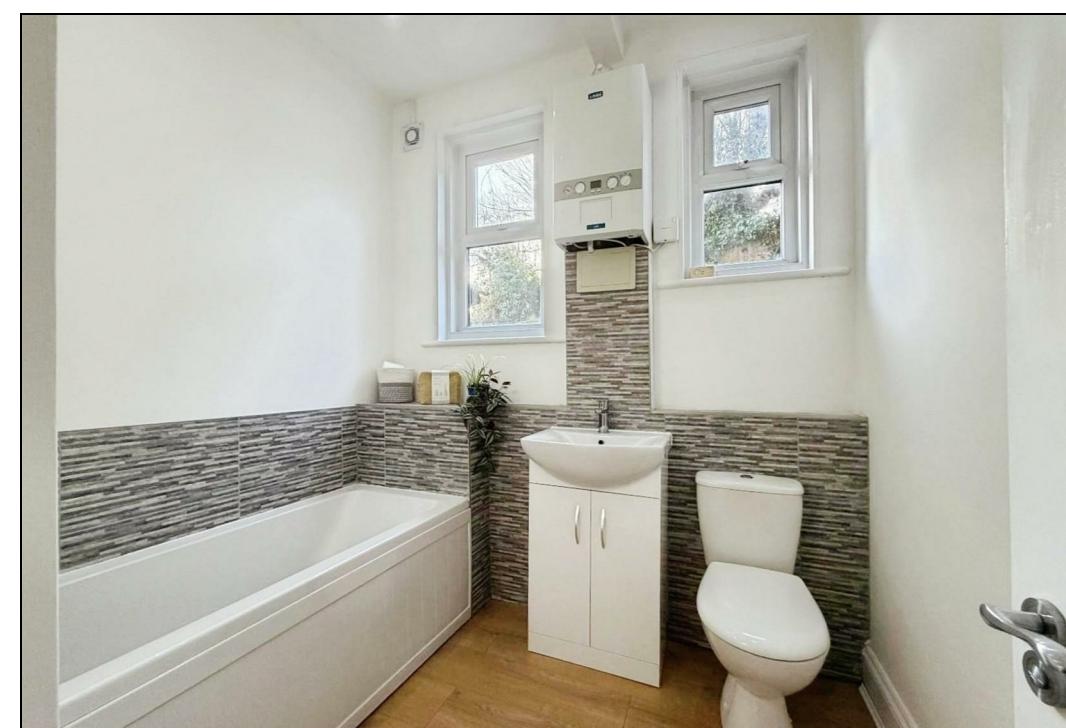
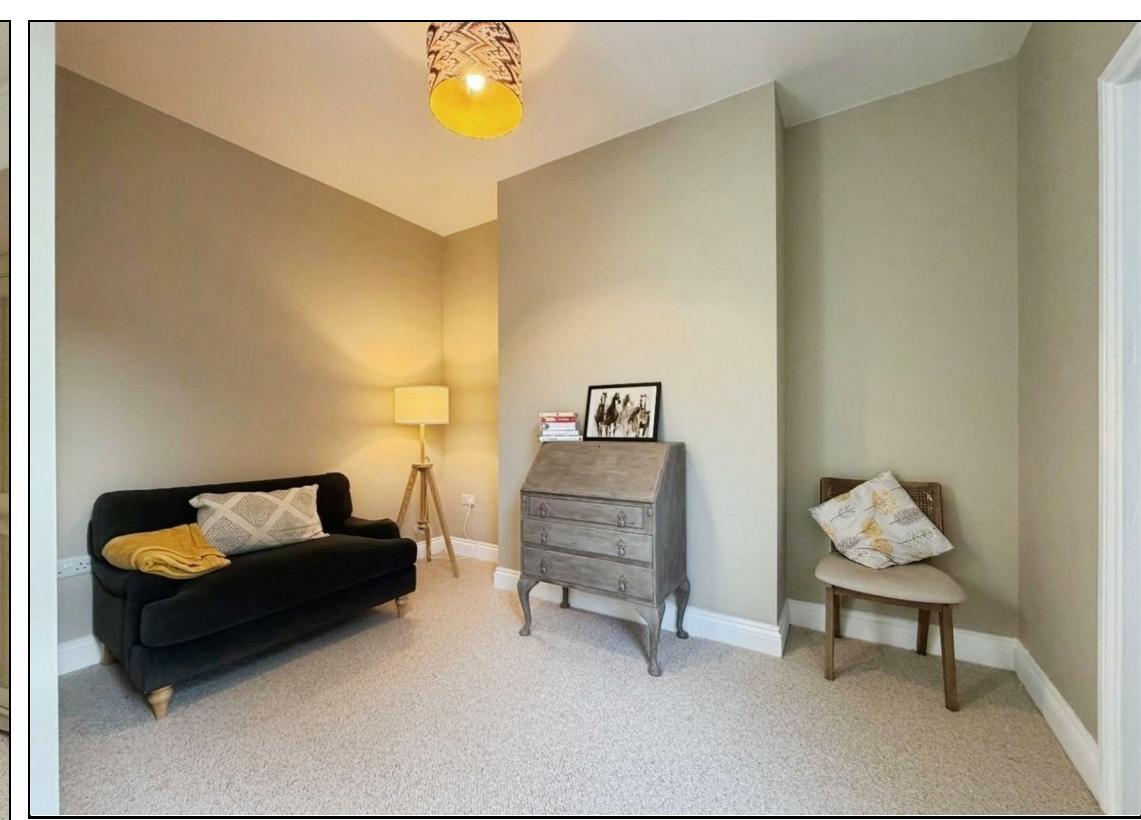
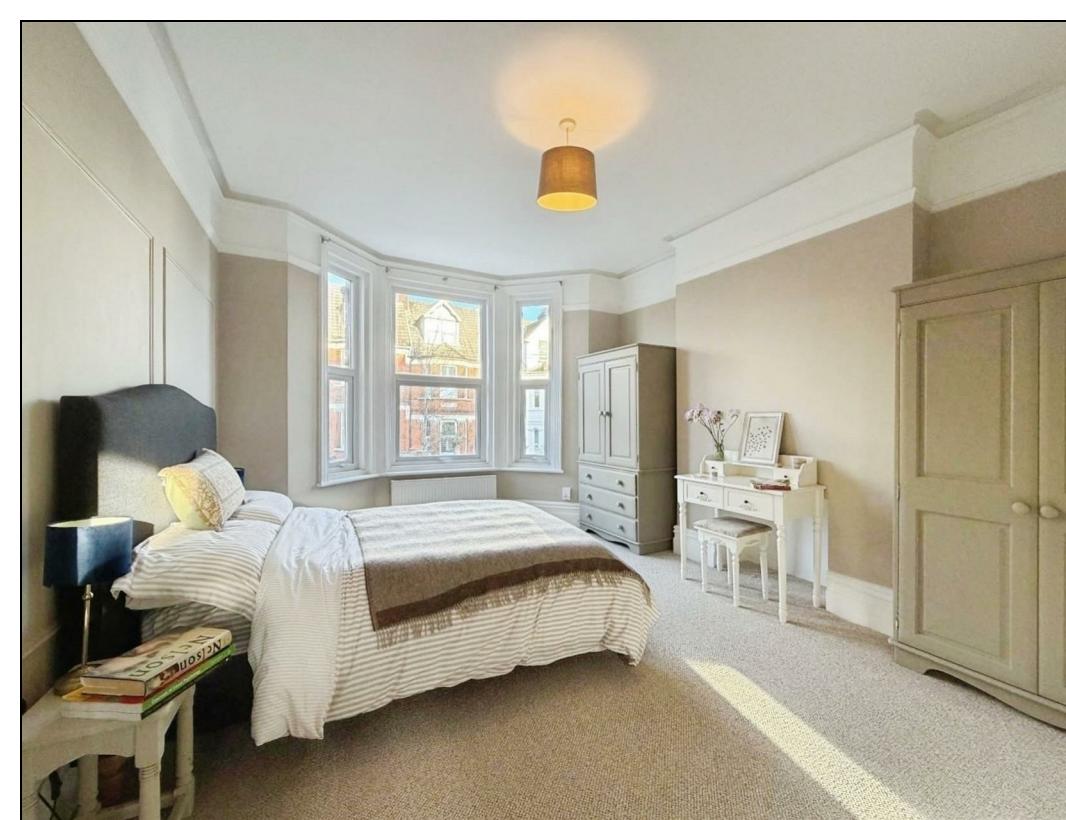
Being sold with a share of the Freehold this double fronted flat offers stylish and fashionably presented accommodation which includes a stunning bay fronted sitting room with a feature period fireplace, high skirting boards, picture rails and recessed downlighters. This in turn leads to a sleek modern kitchen which includes a comprehensive range of units along with an integrated oven, hob, extractor hood, fridge, freezer and dishwasher. To match the sitting room there is a plethora of recessed downlighters. In addition there are 2 bedrooms, bathroom and shower room along with a most useful basement laundry room. The property includes a private garden.

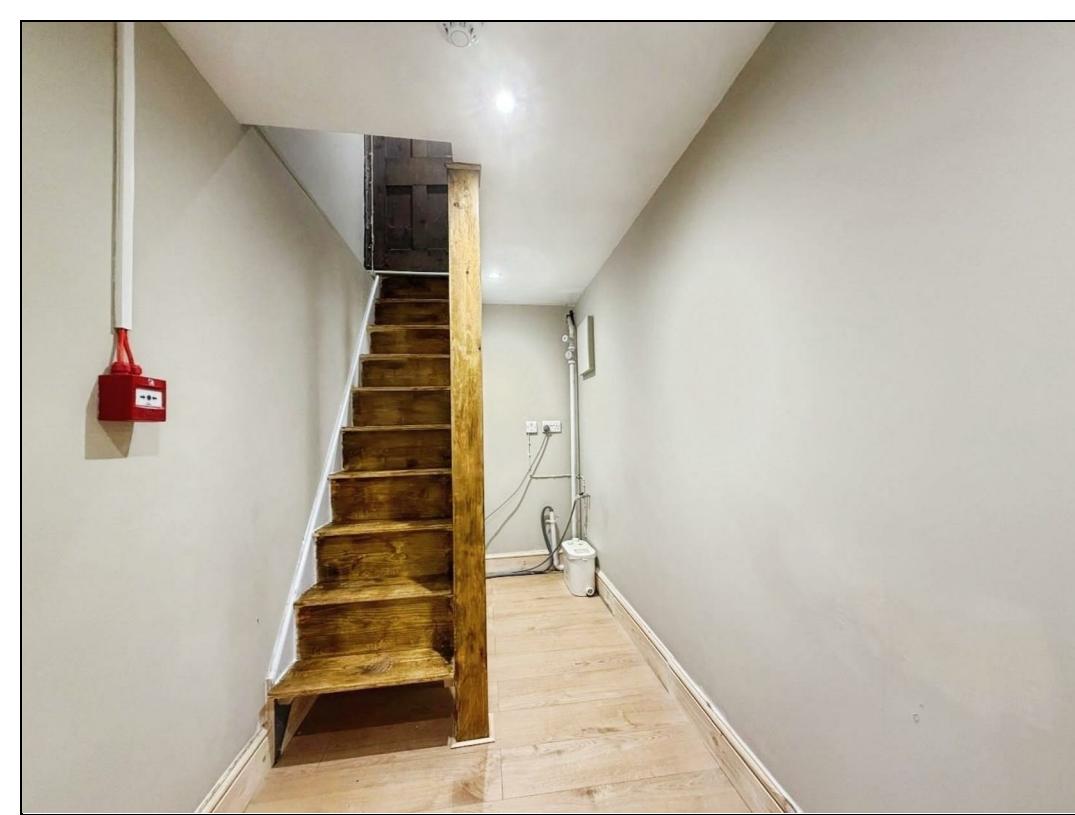
Radnor Park is a notable green space of around 21 acres and was donated to the people of Folkestone by the Earl of Radnor in 1886. It includes a mock-Tudor Lodge tea room, restored Victorian fountain and a fishing/boating lake. Folkestone Central Station is a short walk and provides a fast connection to London with the HS1 rail link.



- Smart Ground Floor Flat
- 2 Bedrooms
- Stunning Sitting Room With Period Fireplace And Bay Window
- Stylish Kitchen With Integrated Appliances
- Bathroom And Shower Room
- Landry Basement
- Gas Heating System
- Radnor Park Close By
- Internal Viewing Recommended
- Share Of Freehold

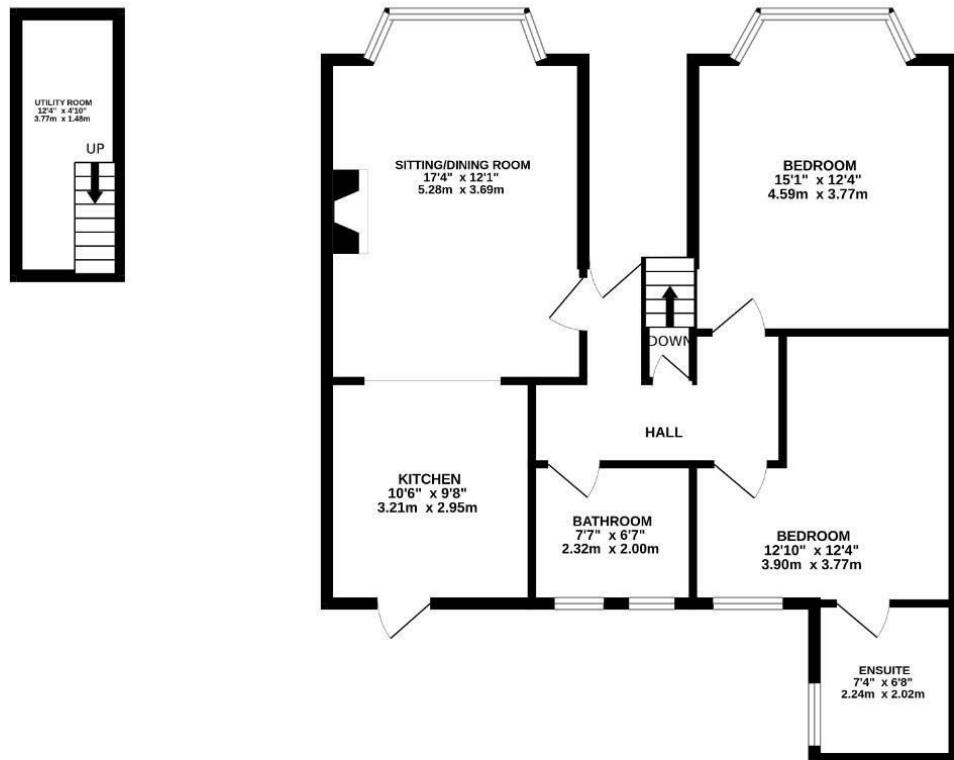






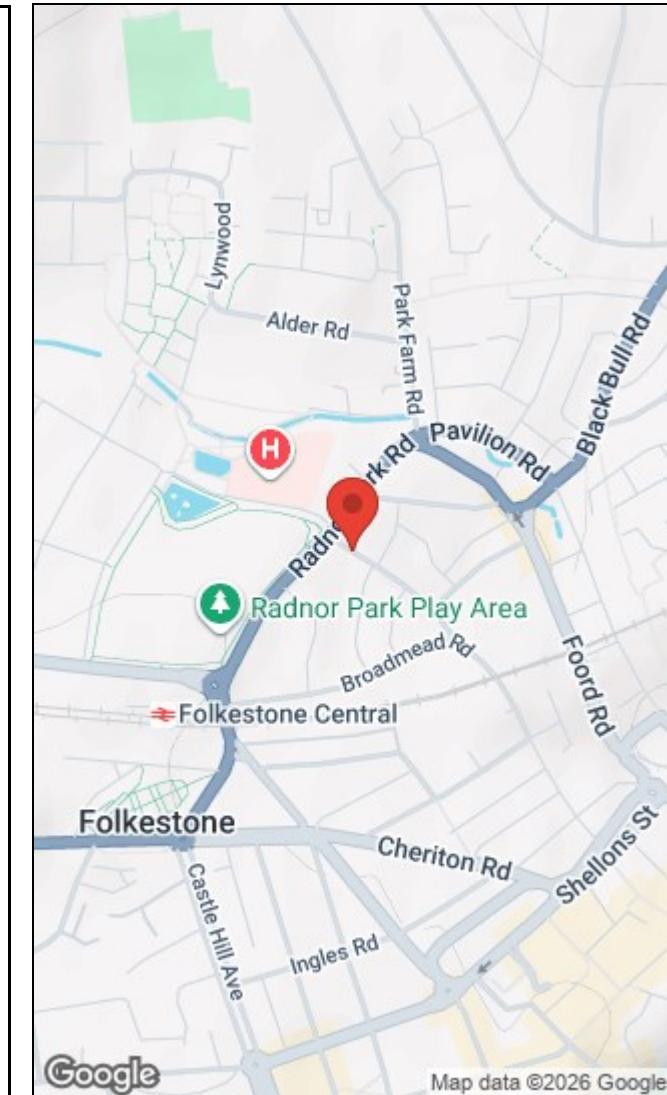
BASEMENT

GROUND FLOOR



Whilst every care 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 error, omission or mis-statement. 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 operational efficiency can be given.

Made with Measure 2025



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-90)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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