

## **Flat 1, 27 Radnor Cliff**

Folkestone  
CT20 2JJ

**£150,000 SHARE OF FREEHOLD**

FOR SALE WITH BURNAP + ABEL... OFFERS OVER £150,000... PLEASE READ NOTES!!! Burnap + Abel are delighted to offer this independent ground floor apartment situated in the exclusive coastal location of Radnor Cliff between Sandgate & Folkestone. The property is an ideal investment opportunity for anyone looking for a buy to let or second home and keen on seaside living. The accommodation offers a large entrance hall, living room, kitchen, family bathroom and double bedroom. This apartment is just a stroll from the beach and has the added benefits of a share of freehold, front courtyard garden and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



### Entrance Hall

### Lounge

14' 3" x 11' 1" (4.34m x 3.38m)

### Kitchen

11' 5" x 5' 4" (3.48m x 1.63m)

### Bathroom

7' 7" x 6' 10" (2.31m x 2.08m)

### Bedroom

11' 7" x 9' 6" (3.53m x 2.90m)

### Front Courtyard

### Lease + Service Charge Information

We have been informed by the vendor that the property has;

A share of the freehold

967 approx year on the lease

There is currently no set service charge and the current vendor is expected to pay 1 fifth of the insurance premium and any work that is carries out to the building.

The Roof & exterior been completely overhauled & renovated just a couple of years ago.

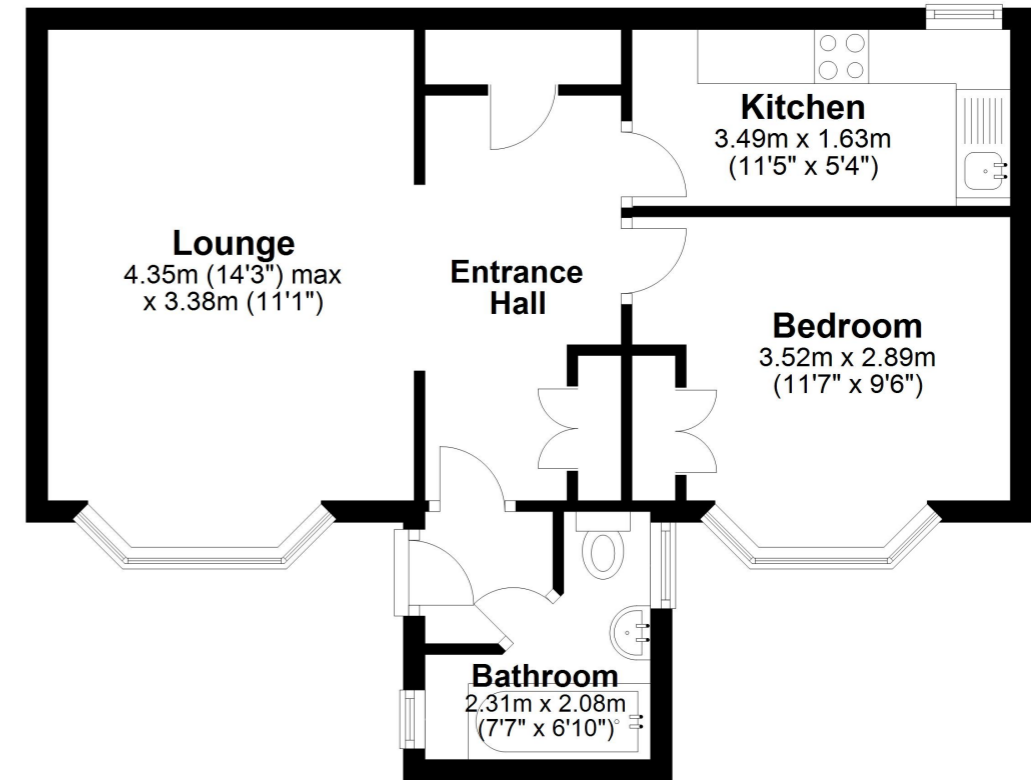
### PROPERTY NOTES

This property has an issue with damp, the owner requested a quote from a damp specialist and this can be provided to any interested parties. The damp work quotation is £8000 + VAT.

You are advised to seek your own quotations.

## Ground Floor

Approx. 46.1 sq. metres (495.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

