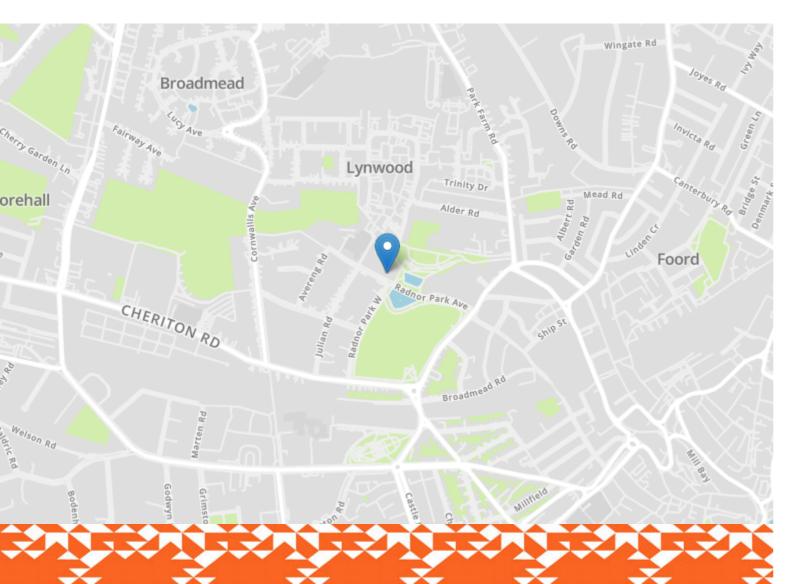


Burnap + Abel 4 Sandgate Road Folkestone Kent CT20 2BZ **Email** folkestone@burnapandabel.co.uk

Phone 01303 258590

www.burnapandabel.co.uk





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Flat 2, 12 Radnor Park Avenue

Folkestone CT19 5HN

£310,000 SHARE OF FREEHOLD

FOR SALE WITH BURNAP + ABEL... Positioned along the sought-after Radnor Park Avenue, this beautifully presented first-floor apartment offers refined living just moments from Radnor Park and Folkestone Central Train Station, ideal for London commuters and those seeking a tranquil yet connected lifestyle. Offering a flexible layout of 2 to 3 bedrooms, this spacious home is perfect for professionals, growing families, or those seeking a home office or guest room. The property comprises: A generous lounge/diner, ideal for entertaining or relaxing in comfort A well-appointed kitchen with ample storage and worktop space Two spacious double bedrooms plus a versatile third bedroom, ideal as a single room, office, or study A stylish family bathroom and an additional separate W.C. for added convenience A private balcony offering a peaceful outdoor retreat Off-road parking to the rear — a rare and valuable asset in this prime location Share of freehold, adding long-term investment appeal and control over your home Set within a characterful building in a prestigious residential area, this apartment offers a harmonious blend of classic charm and modern convenience. Whether you're commuting to London or enjoying the green open spaces of Radnor Park, this is a home that truly balances lifestyle, location, and luxury. Viewings highly recomm





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Entrance Hall

Lounge/Dining Room

15' 3" x 14' 11" (4.65m x 4.55m)

Kitchen

W.C

11' 6" x 5' 9" (3.51m x 1.75m)

Family Bathroom

7' 1" x 5' 11" (2.16m x 1.80m)

Bedroom One

17' 7" x 14' 4" (5.36m x 4.37m)

Bedroom Two

15' 0" x 7' 6" (4.57m x 2.29m)

Bedroom Three

8' 0" x 5' 9" (2.44m x 1.75m)

Balcony

Off Road Parking

Lease + Service Charges

We understand the property has a share of the freehold accompanied by a lease of over 100 years.

The service charge is approximately £75 pcm.

There is no ground rent to pay.

First Floor Approx. 86.9 sq. metres (934.9 sq. feet) **Bedroom** 2.44m x 1.75m (8' x 5'9") Bedroom 5.36m (17'7") max x 4.37m (14'4") Kitchen 3.50m x 1.76m (11'6" x 5'9") Entrance Hall Bathroom 2.16m x 1.80m (7'1" x 5'11") WC **Lounge** 4.65m x 4.54m (15'3" x 14'11") **Bedroom** 4.57m x 2.29m (15' x 7'6") Balcony



