



37c Radnor Park Crescent, Folkestone

Guide Price **£140,000**



**ANDREW & CO**
ESTATE AGENTS



37c Radnor Park Crescent

Folkestone, Folkestone

GUIDE PRICE £140,000 - £150,000. Charming top-floor 1-bed flat in popular area, ideal buy-to-let opportunity. Open-plan living space with plenty of natural light, tranquil bedroom, privacy. Close to amenities and transport links. Perfect for owners or investors seeking rental income.

- Top Floor Flat
- Popular Location
- Ideal Buy To Let Opportunity
- Sash Windows To Front
- Open Plan Living
- GUIDE PRICE £140,000 - £150,000

Entrance

Entry is on the ground floor level with entry intercom, one flight of stairs to first floor landing.

Entrance Hall

13' 1" x 5' 5" (3.99m x 1.64m)

Wooden single glazed window to side, carpeted floor coverings, stairs to half landing with door to:

Bedroom

12' 7" x 8' 5" (3.83m x 2.56m)

UPVC double glazed window to side, carpeted floor coverings, radiator, loft hatch.

Split Level Landing

5' 6" x 7' 1" (1.67m x 2.15m)

Newly fitted double glazed velux window, carpeted floor coverings, large storage cupboard housing combi boiler, entry phone system. Doors to:

Lounge / Diner

15' 3" x 15' 3" (4.65m x 4.65m)

Wooden single glazed sash bay windows to front, laminate wood flooring, 2 x radiators, loft hatch. Open plan to:

Kitchen

8' 11" x 5' 0" (2.72m x 1.53m)

Matching wall and base units, fan oven, gas hob, extractor fan, breakfast bar, space for washing machine & fridge / freezer, laminate wood flooring.

Bathroom

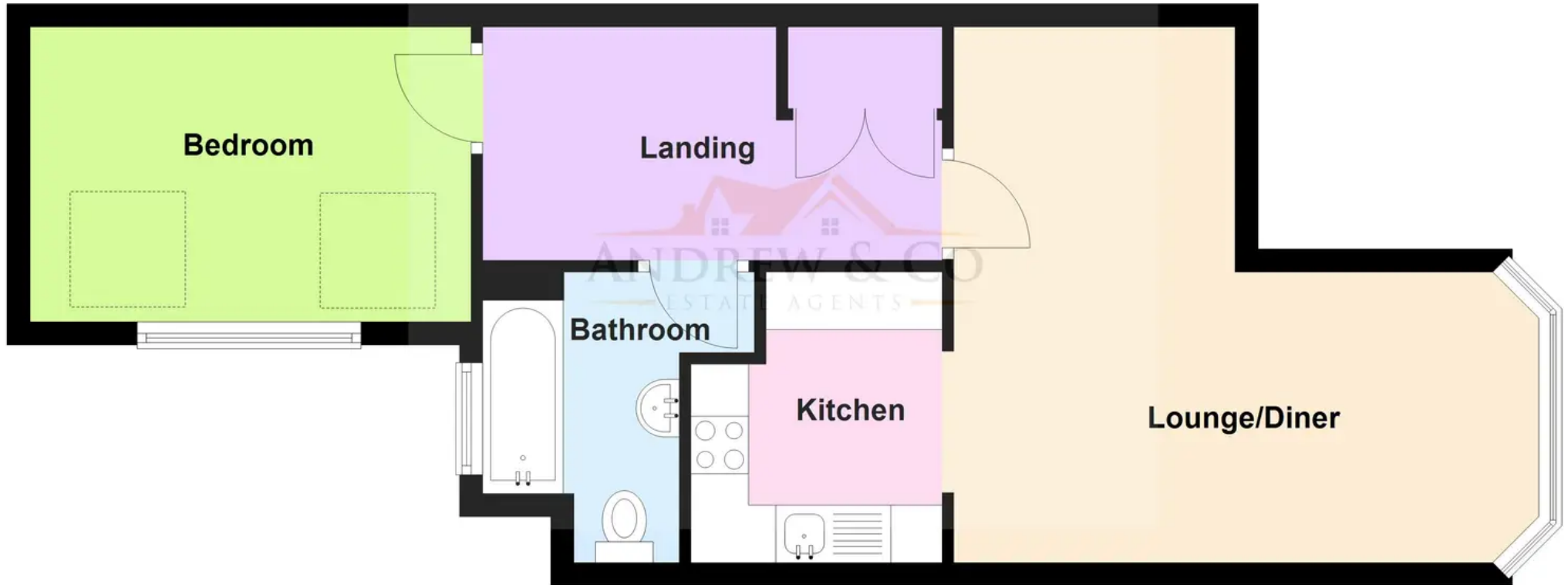
9' 4" x 6' 2" (2.85m x 1.89m)

UPVC Double glazed frosted window to rear with roller blind, full size bath with mixer taps to shower head, pedestal hand basin, close coupled WC, radiator, part tiled walls, tiled floor.



Second Floor

Approx. 57.3 sq. metres (616.3 sq. feet)



Total area: approx. 57.3 sq. metres (616.3 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.