



## 1 bed apartment to buy in CT20

Radnor Bridge Road, Folkestone, Kent,  
CT20 1PA

**£59,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One Bedroom Apartment
- ✓ Being sold by Auction
- ✓ No Onward Chain
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Thomas Jack Smith  
Branch Manager  
South East Auction

01634 565510  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

### Location

Folkestone is fast being recognised by commuters as the perfect place to be with it's well priced housing stock, easy access to London and glorious situation by the sea. There are plenty of bars, cafes and restaurants as well as numerous shops and local amenities. The nearby harbour area includes the renown Rock Salt restaurant and a huge regeneration programme proposed in coming years, together with the already established 'creative quarter'.

### Directions

From Folkestone Harbour Front, pick up Radnor Street taking the first immediate turning on your left hand side into North Street. Remain on the road which leads directly into The Durlocks. At the end of the road, turn left into Radnor Bridge Road and the property can be found on your left hand side after Eastcliffe Heights.

### Communal Entrance

Via secure entry door. Stairs to first floor.

### Lease Information

We have been informed by our vendor that the property has a 99 year lease from 24th June 2009.

### Service Charge

To be confirmed.

### Ground Rent

We have been informed by our vendor that the ground rent is £50 per annum.

Council Tax

Band - A

EPC Rating

EPC - C

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 83

Annual Service Charge Amount: £5,000.00

Price: Starting Bid £59,000

Property Type: Apartment

Parking: Permit Parking

Year built: 1920

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good




Approximate total area<sup>(1)</sup>  
315 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Radnor Bridge Road, Folkestone, Kent, CT20 1PA

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk**

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