



Flat 2, Houghton House, 16 Radnor Park Road

Guide Price £190,000

Skippers

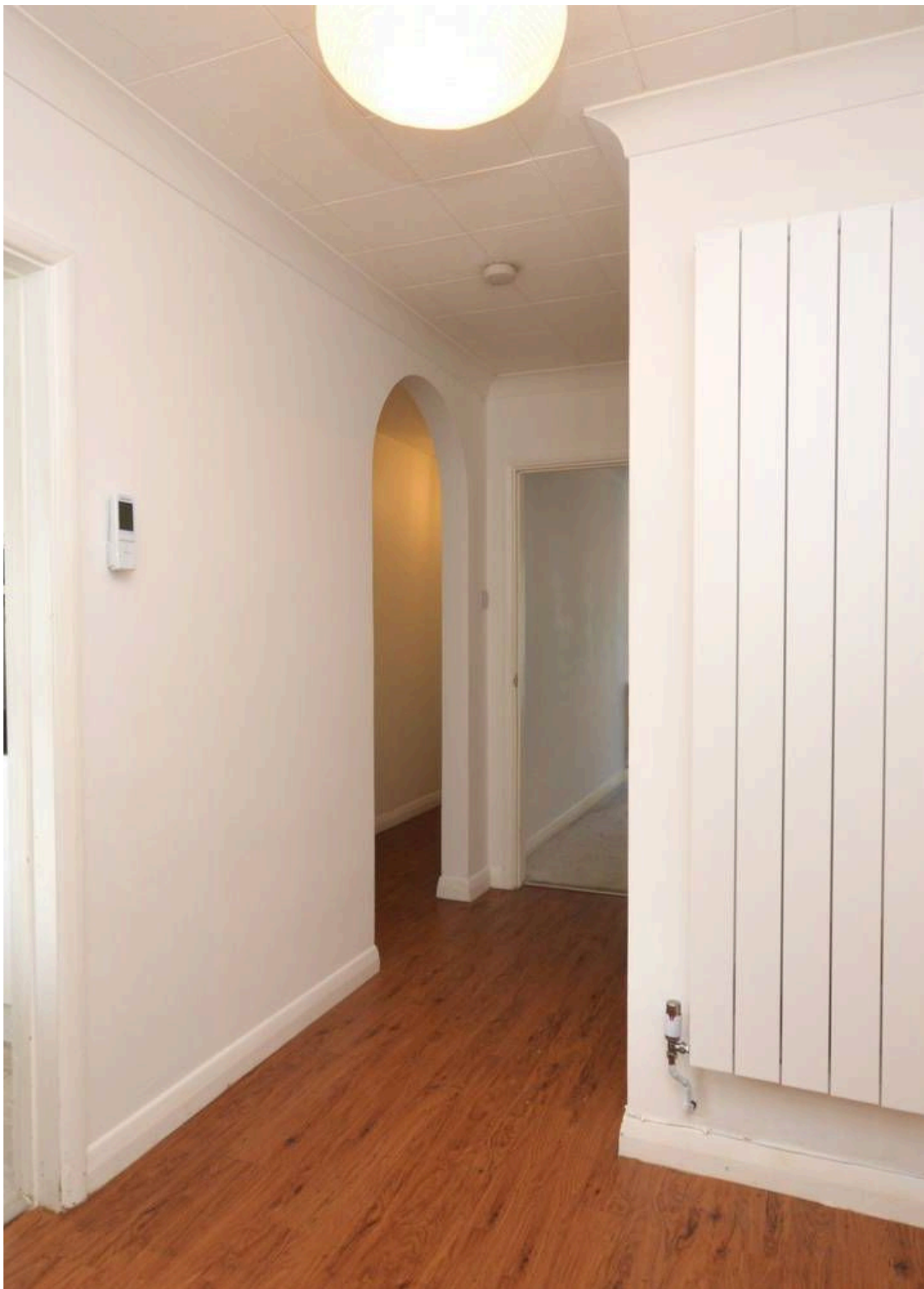
Flat 2

Houghton House, Folkestone

Desirable 2-bed ground floor flat in central location. Guide price £190,000-£210,000. Features balcony, modern kitchen, bath, EPC rating "C." Near Folkestone Central Station. Chain-free sale. Boiler only 1 year old. Front balcony. On-road parking nearby.

- Guide Price £190,000 - £210,000
- Ground Floor Flat
- Two Bedrooms
- Balcony to Front
- Modern Kitchen & Bathroom
- Central Location
- Folkestone Central Station Nearby (HS1 Links to London)
- Chain Free Sale
- EPC Rating "C" (Boiler Only a Year Old)





Presenting a desirable two bedroom ground floor flat in a central location with a guide price ranging from £190,000 to £210,000. This property features a balcony to the front, two bedrooms, a modern kitchen and bathroom, all complemented by an impressive EPC rating of "C". Boasting convenience, the residence is ideally located near Folkestone Central Station offering seamless HS1 links to London on your doorstep. With the added benefit of a chain-free sale, potential buyers will be pleased to know the boiler is only a year old.

This property also offers a front facing balcony, perfect for relaxing with a coffee after a long day. Surrounding areas provide on-road parking options that are conveniently permitted, ensuring residents experience both comfort and practicality in their every-day living arrangements.

- Guide Price £190,000 - £210,000
- Ground Floor Flat
- Two Bedrooms
- Balcony to Front
- Modern Kitchen & Bathroom
- Central Location
- Folkestone Central Station Nearby (HS1 Links to London)
- Chain Free Sale
- EPC Rating "C" (Boiler Only a Year Old)



Presenting a desirable two bedroom ground floor flat in a central location with a guide price ranging from £190,000 to £210,000. This property features a balcony to the front, two bedrooms, a modern kitchen and bathroom, all complemented by an impressive EPC rating of "C". Boasting convenience, the residence is ideally located near Folkestone Central Station offering seamless HS1 links to London on your doorstep. With the added benefit of a chain-free sale, potential buyers will be pleased to know the boiler is only a year old.

This property also offers a front facing balcony, perfect for relaxing with a coffee after a long day. Surrounding areas provide on-road parking options that are conveniently permitted, ensuring residents experience both comfort and practicality in their every-day living arrangements.

- Guide Price £190,000 - £210,000
- Ground Floor Flat
- Two Bedrooms
- Balcony to Front
- Modern Kitchen & Bathroom
- Central Location
- Folkestone Central Station Nearby (HS1 Links to London)
- Chain Free Sale
- EPC Rating "C" (Boiler Only a Year Old)

Communal Hallway

Wooden glazed outside door to the communal hallway with entry phone system.

Entrance Hall

12' 10" x 6' 0" (3.92m x 1.84m)

Wooden glazed front door with a large radiator and coving. Large storage cupboard and another store room. doors to:-

Lounge / Diner

16' 4" x 12' 0" (4.97m x 3.67m)

UPVC double glazed window to the front of the property with a UPVC double glazed door to the front balcony/patio area. Carpeted floor coverings and two radiators.

Kitchen

12' 1" x 7' 11" (3.69m x 2.41m)

UPVC double glazed windows to the side and rear.

Matching wall and base units in high gloss white. The kitchen has induction hob with extractor, NEFF hide and slide oven and integrated washing machine. Space for a fridge and freezer and there is also a breakfast bar with a radiator underneath. Also under unit lights with motion detection and a large pantry cupboard.

Hallway

14' 3" x 2' 11" (4.34m x 0.88m)

Internal hallway with doors to:-

Bedroom

12' 0" x 11' 3" (3.67m x 3.43m)

UPVC double glazed window to the front of the property with carpeted floor coverings, coving and a radiator.

Bedroom

9' 1" x 8' 10" (2.78m x 2.69m)

UPVC double glazed window to the side of the property with carpeted floor coverings, coving and a radiator.

towel rail.



Bathroom

8' 7" x 4' 11" (2.61m x 1.51m)

UPVC double glazed frosted window to the side of the property with a jacuzzi bath and shower over the bath, vanity unit housing the hand basin and back to wall w/c. Part tiled walls and a heated towel rail.

Balcony

Front balcony on the ground floor.

PERMIT

1 Parking Space

On road parking to the surrounding areas that is also permitted.

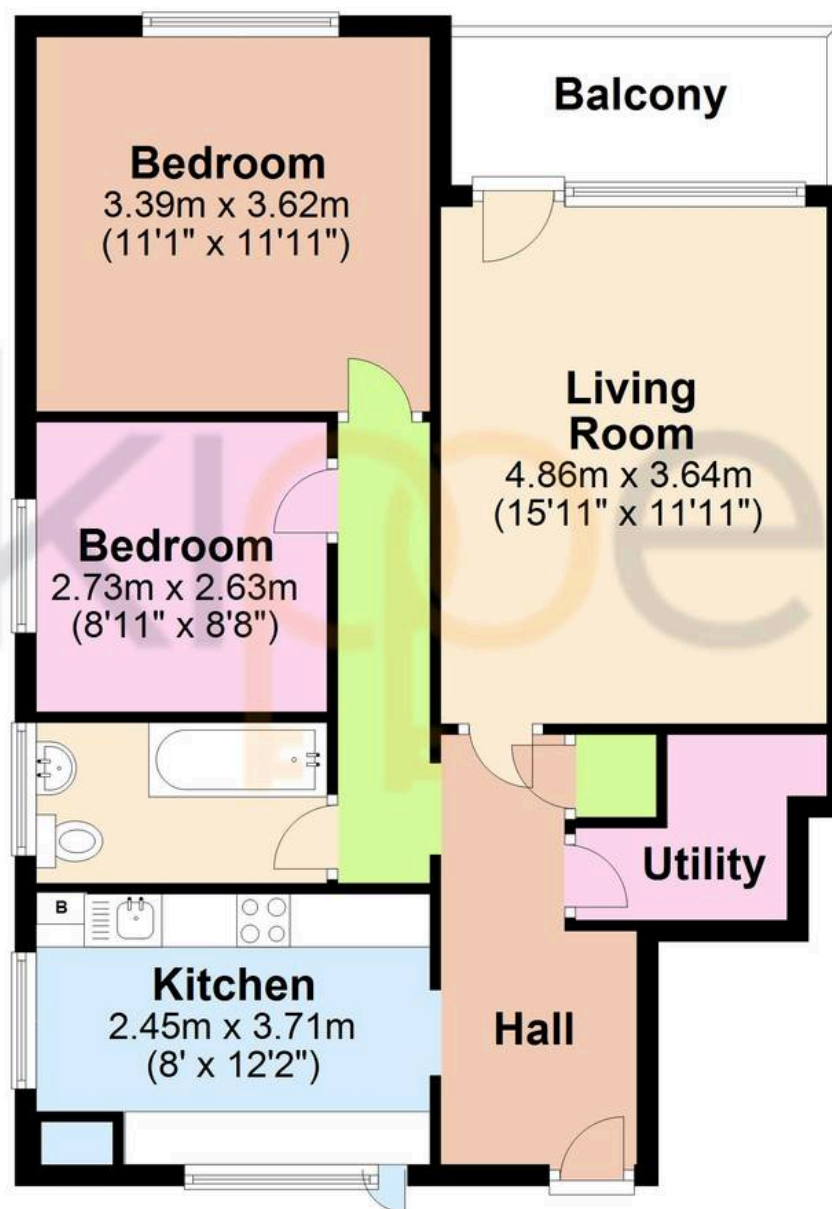






Ground Floor

Approx. 67.1 sq. metres (721.9 sq. feet)



Total area: approx. 67.1 sq. metres (721.9 sq. feet)



Skippers Estate Agents Cheriton/Folkestone

30 High Street, Cheriton - CT19 4ET

01303 279955

cheriton@skippers-ea.co.uk

skippers-ea.co.uk

Skippers