



# H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



**11A RADNOR PARK WEST**

**£345,000 LH + Share FH**

***A FULLY SELF CONTAINED AND WELL APPOINTED  
SPACIOUS THREE BEDROOM GARDEN APARTMENT  
WITH GARAGE OVERLOOKING RADNOR PARK***

**NO CHAIN**

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## 11a Radnor Park West, CT19 5HJ

**PORCH AND ENTRANCE HALL , LIVING ROOM , FULL WIDTH CONSERVATORY , KITCHEN , UTILITY ROOM , DINING ROOM/BEDROOM THREE, TWO FURTHER BEDROOMS, BATHROOM & SHOWER ROOM, EN-SUITE BATHROOM/W.C. (IN CELLAR), APPROX. 60' REAR GARDEN & PATIO, DRIVEWAY & GARAGE, GAS CENTRAL HEATING, PART DOUBLE GLAZED.**

### Description

This rarely available apartment opportunity comprises the whole ground floor accommodation of a substantial Victorian built detached house, together with exclusive gardens to front and rear and side driveway to garage, and in a prime residential location on the west side of Radnor Park. High Speed rail services are within a few minutes level walking distance whilst Folkestone town centre and The Leas promenade are just over half a mile away.

The apartment retains many original period features and proportions, including front door, high cornice ceiling and feature front corner bay off the main bedroom.

Internally viewing is strongly recommended and the flexible accommodation comprises:-

A most attractive original Victorian part glazed front door to:-

#### **ENTRANCE PORCH**

With original tiled floor, half glazed door and side panel to main Entrance Hall.

#### **ENTRANCE HALL**

Leading to all main rooms and with radiator.

#### **LIVING ROOM (Rear) 18'8" x 12'9" (5.70m x 3.90m)**

A pleasantly proportioned room having marble fireplace surround with a wrought iron fireplace, cornice ceiling and inset spotlights, two cast iron radiators with decorative panels, half glazed double doors through to:-

#### **CONSERVATORY 28'2" x 8'8" (8.60m x 2.65m)**

Full width and with sealed double glazed UPVC on brick base and tiled floor having two radiators, pleasant outlook to rear garden and with glazed double doors to rear patio.

#### **KITCHEN 10'11" x 10'7" (3.33m x 3.22m)**

A good range of decorative painted cupboards and drawers to three sides with roll worktops and incorporating butler sink and mixer tap, matching wall cupboards and attractive tiling, plumbing for dishwasher, space for fridge/freezer if required, space for range cooker, inset spotlights, six double power points, tiled floor, feature archway through to:-

#### **UTILITY ROOM 11'2" x 7'4" (3.40m x 2.24m)**

Having Worcester wall mounted gas boiler, butler sink and worktop with cupboards and drawers under, plumbing for washing machine, four matching wall cupboards, recess for large fridge/freezer, door to Conservatory, two double power points.

#### **DINING ROOM/BEDROOM THREE 13'5" x 10'5" (4.08m x 3.17m)**

Having a cast iron radiator, coved ceiling with inset spotlights, recess cupboards.

#### **BEDROOM ONE (Front) 18'2" x 15'1" (5.53m x 4.60m) plus original five sided corner bay window**

Original decorative archway over bed recess, radiator.

#### **BEDROOM TWO 14'2" x 13'5" (4.32m x 4.09m)**

Having recess wardrobes, radiator. Door and steps down to:-

#### **EN-SUITE BATHROOM/W.C.**

Within old cellar area and having panelled bath with screen and mixer tap, low level W.C. with macerator, basin with cupboards under, double radiator, electric meter cupboard, store cupboards off.

From the Entrance Porch there is a side door leading to:-

### SHOWER ROOM

Fully tiled and with heated towel rail, open through to:-

### BATHROOM/W.C.

Having feature rolled bath with claw feet and with mixer taps/shower attachment, low level W.C., half tiled walls, basin and vanity surround with cupboards under, fitted cupboard in recess, boarded ceiling.

### OUTSIDE

A sheltered and mostly walled rear west facing garden and with full width patio area, lawns, shrubs and conifer trees and with direct rear access to **GARAGE**, approximately 20' deep and constructed of sectional concrete with up-and-over door.

To the front there are mature gardens and side driveway to garage.

### LEASEHOLD

Long lease to include freehold share.

### SERVICE CHARGE

Approximately £600 per year.

### COUNCIL TAX

Band C.

**Tenure** LH + Share FH

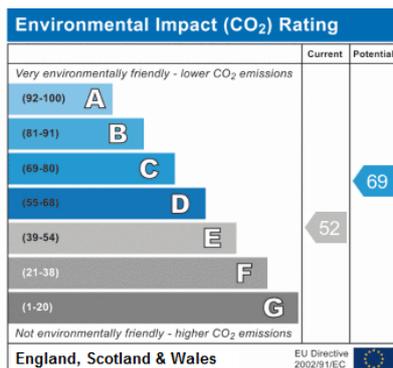
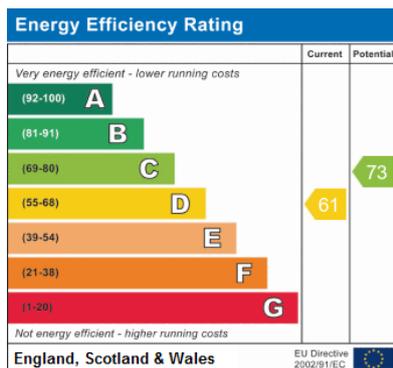
**Postcode** CT19 5HJ

**Viewings** Strictly by appointment only - Property Reference HWALD\_008537

### Opening Hours:

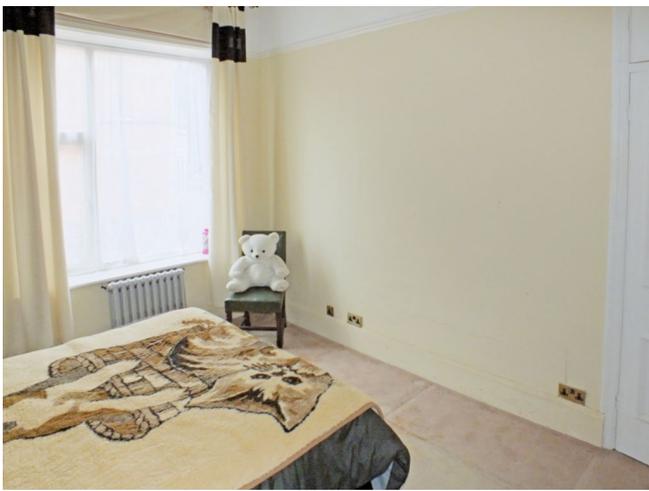
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00





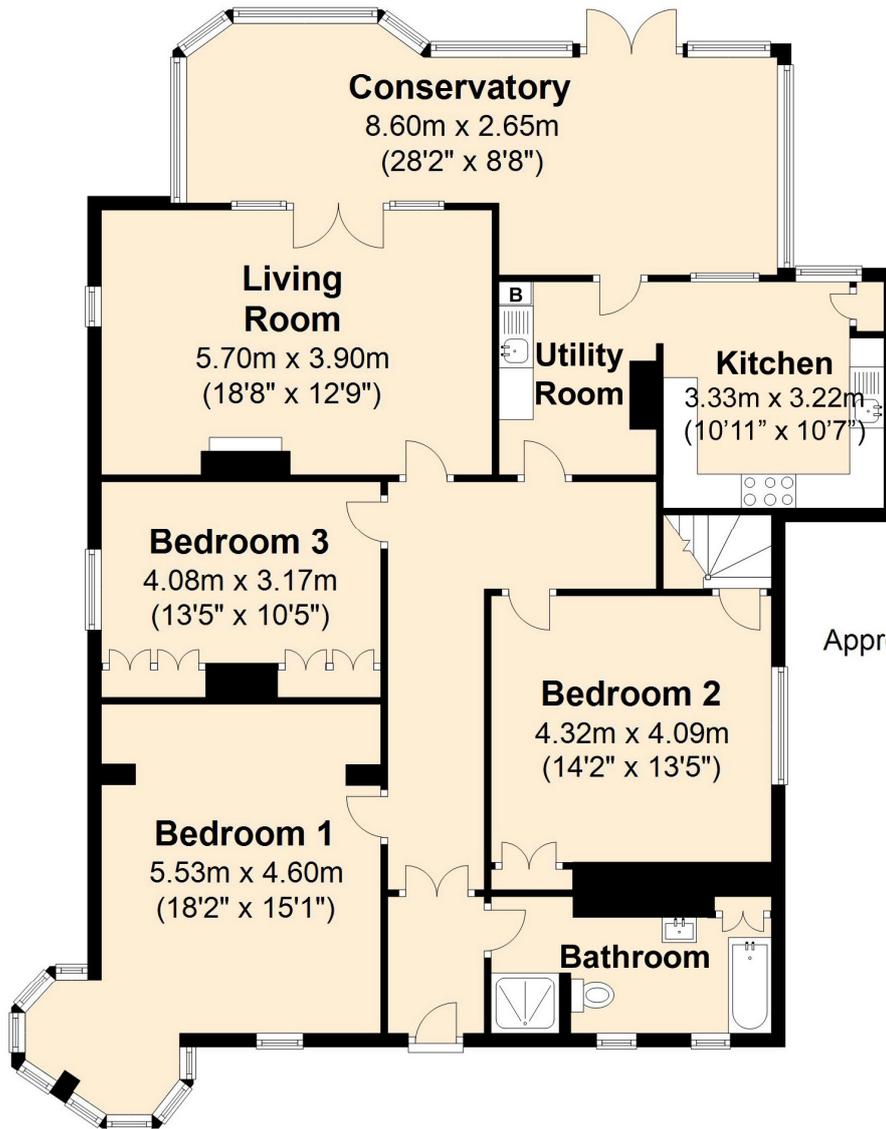






# Ground Floor

Approx. 147.9 sq. metres (1592.2 sq. feet)



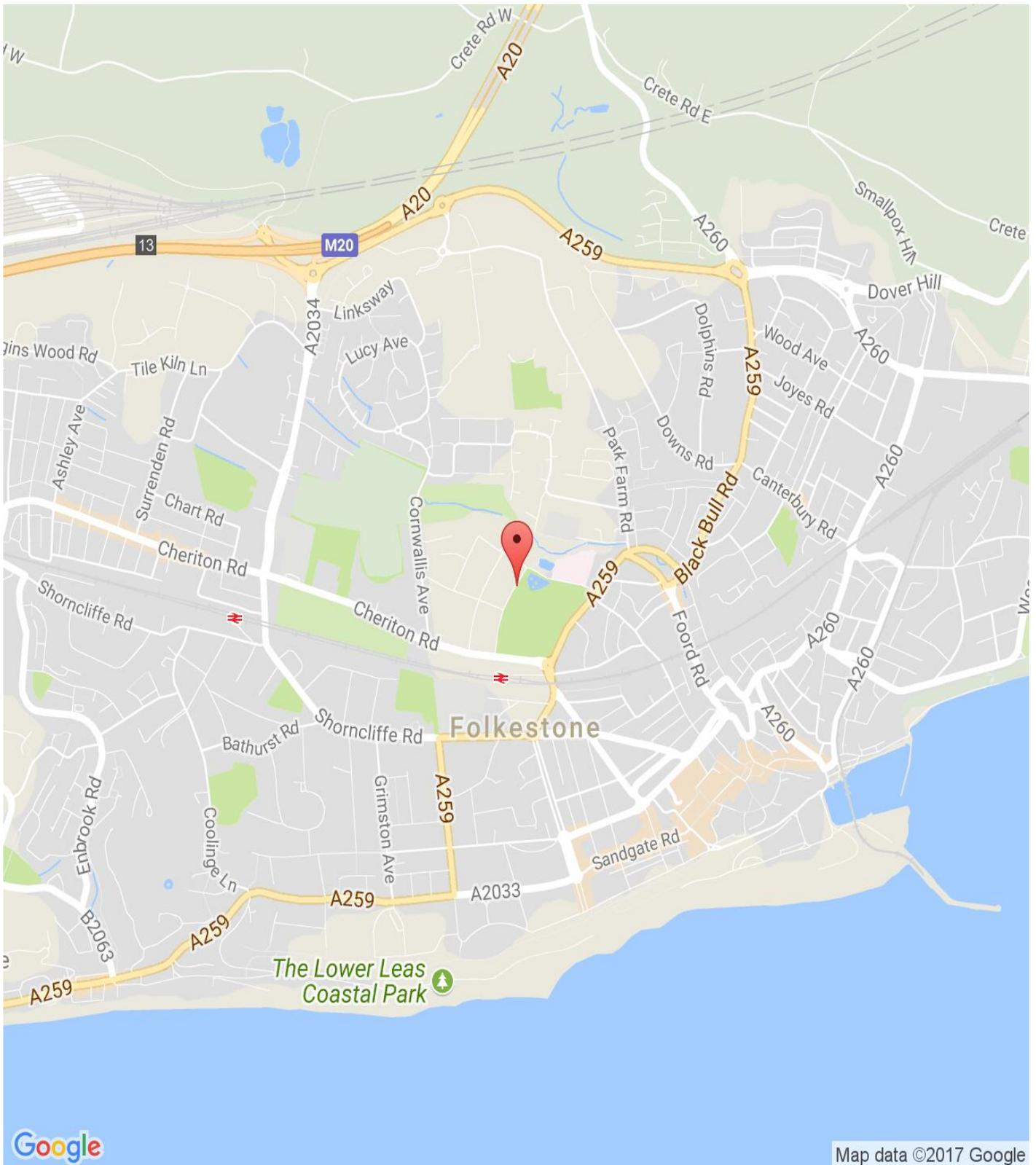
# Basement

Approx. 17.4 sq. metres (187.6 sq. feet)



Total area: approx. 165.3 sq. metres (1779.8 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



**IMPORTANT NOTICE**

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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