



# MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street  
Ashford  
Kent  
TN24 8SF

Tel: 01233610444



## Flat 4, 72 Broadmead Road, Folkestone, Kent CT19 5AR

**£800 Per Month**

A large one bedroom part furnished top floor apartment situated close to Folkestone Central Train Station, Town Centre and a stone's throw from 'Radnor Park'.

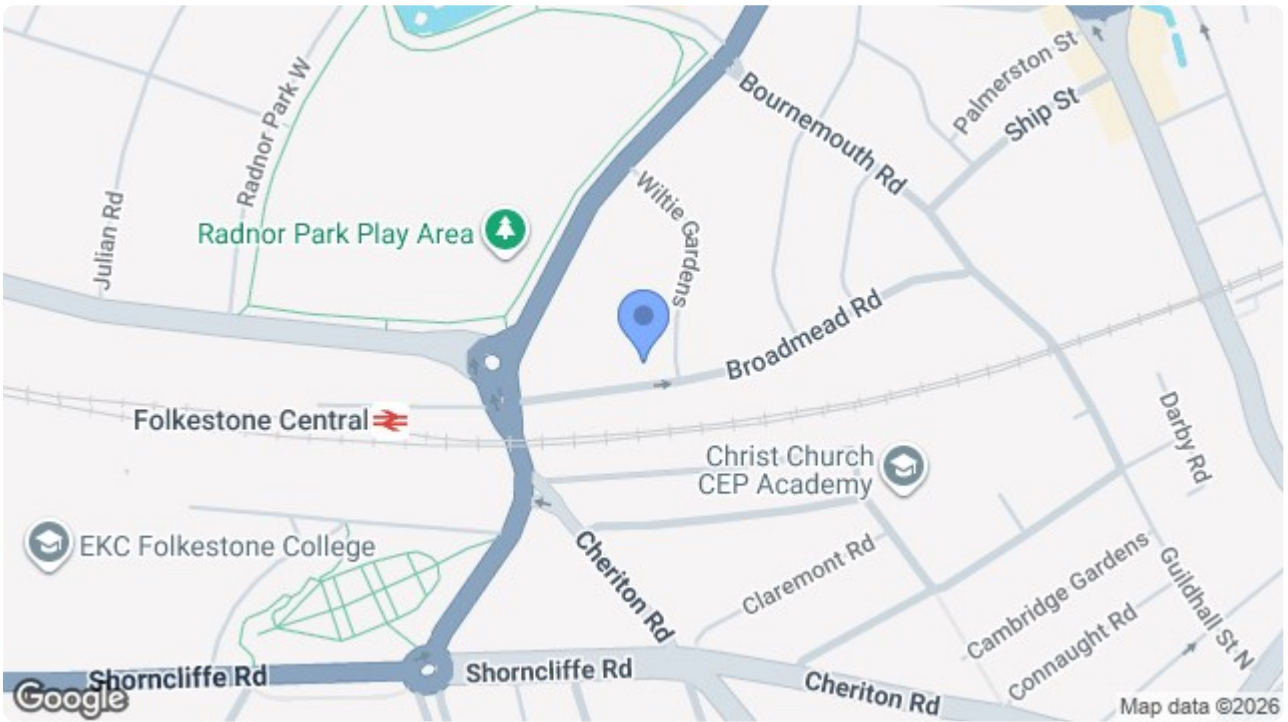
The accommodation comprises lounge/kitchen with freestanding electric cooker and under counter fridge. Stairs up to a landing which lends itself well to an office area, large double bedroom with feature fireplace. There is a useful utility room with washing machine and freezer and further storage cupboard. This in turn opens onto the separate bathroom with white suite comprising of bath with shower over, WC and pedestal mounted wash hand basin.

The accommodation is arranged over two floors and benefits from a feature fireplace in the main bedroom.

Unfortunately no pets accepted at this property.

On street parking is available via resident permit from Shepway District Council.

**Flat 4, 72 Broadmead Road, Folkestone, Kent CT19 5AR**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	52
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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