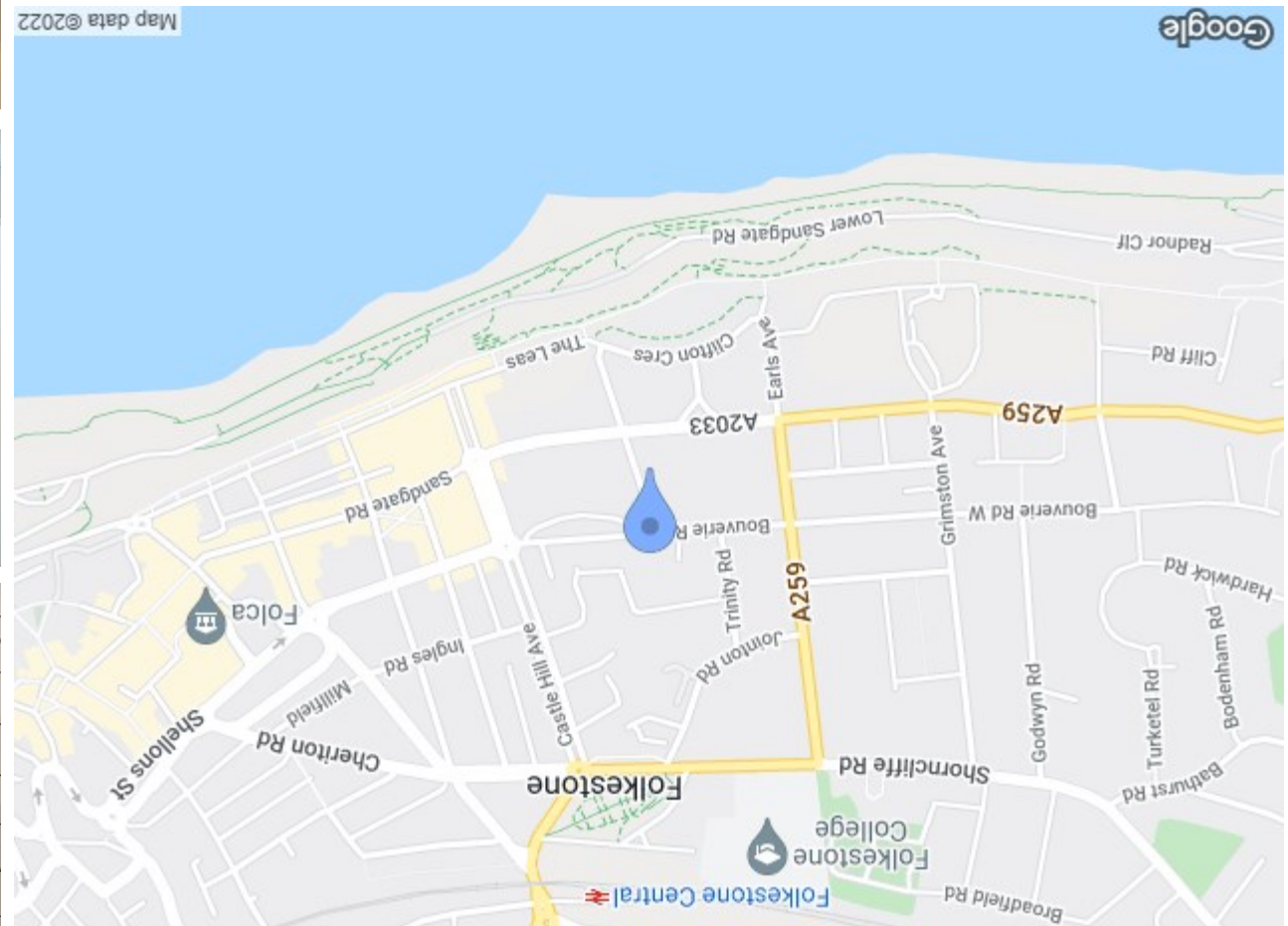
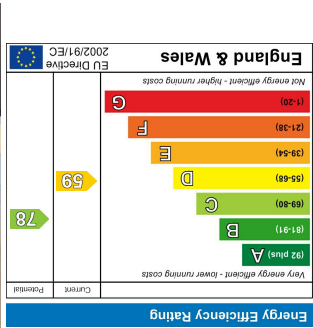


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



AUGUSTA GARDENS FOLKESTONE



AUGUSTA GARDENS FOLKESTONE

£240,000

- Sought after West End location
- Communal gardens
- Immaculate finish
- Modern kitchen with integrated appliances
- Open plan living
- Stylish bathroom

LOCATION

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

ABOUT

Beautiful West End apartment recently refurbished with a contemporary blend of old and new design!

Miles and Barr are very pleased to offer this two bedroom second floor flat to the market. Located in Folkestone's sought after West End, this home is within a short walk to the town centre and sea front. It provides easy access for excellent schooling and great transport links; including the high speed service to London, thus making this home ideally situated for all your needs.

Inside you will find the home to be beautifully presented. It offers accommodation comprising; entrance hall, open plan living space with modern fitted kitchen with island unit, large master double bedroom which also benefits from built in wardrobes, second bedroom which would make a great home office and well-appointed family bathroom. The property also benefits from gas central heating throughout via a new boiler and ample storage areas. The living space is south facing and overlooks the stunning communal gardens which can be used by the residents of Augusta Gardens. Maintenance works are currently being carried out on the building with the front being completely re-painted and planned works to redecorate the communal areas.

DESCRIPTION

- Second Floor
- Entrance
- Entrance Hall
- Lounge / Diner 19'3 x 13'10 (5.87m x 4.22m)
- Kitchen 15'5 x 12'5 (4.70m x 3.78m)
- Bedroom One 20'8 x 10' (6.30m x 3.05m)
- Bedroom Two 16'11 x 6'2 (5.16m x 1.88m)
- Bathroom 9'7 x 5'10 (2.92m x 1.78m)
- Storage Cupboard

