



**TOP FLOOR FLAT 58 FOLKESTONE ROAD**  
**DOVER**

**£525 PCM**

- Part Furnished
- Spacious Property

- Close to Train Station
- Close to Town Centre

## ABOUT

Miles and Barr are pleased to offer this one bedroom second floor flat to the market, situated a few minutes walk to Dover Priory Station with high speed links to London. The property has been recently refurbished and benefits from a spacious lounge, a large double bedroom, a bathroom and a kitchen with use of a cooker, fridge freezer and space for appliances. This property is available immediately.

Call Miles & Barr to book your viewing today!

## LOCATION

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

In 2018, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops opened at St James. There are nine secondary level schools, sixteen primary schools and two schools for special education as well as non-selective secondary schools including Astor College, St Edmund's Catholic School and Dover Christ Church Academy. Dover Grammar School for Boys and Dover Grammar School for Girls are the main grammar schools for the town.

## DESCRIPTION

Bedroom 10'4" x 12'8" (3.16 x 3.88)

Lounge 14'11" x 11'5" (4.56 x 3.49)

Kitchen 8'1" x 5'11" (2.47 x 1.81)

Bathroom 8'4" x 5'10" (2.55 x 1.78)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

