



AUGUSTA GARDENS
FOLKESTONE

£1,100 PCM

- Three Double Bedrooms
- Distant Sea Views
- Maintained Communal Gardens
- Central Location
- Modern Decoration

ABOUT

Miles & Barr are pleased to present to the market this immaculately presented three bedroom apartment, situated in Folkestone's West End!

This property sits in a highly popular area of Folkestone, within walking distance of the train station, town and The Leas.

Located on the third floor of it's building, this property property also has the added benefits of distant sea views and well maintained communal gardens to the rear, perfect for the current heatwave we are experiencing!

Internally, the property boasts three double bedrooms; one of which also has a walk in closet, modern kitchen, bathroom and a large living room.

The property will not be on the market long, call now to book your viewing!

LOCATION



4 High Street, Dover, Kent, CT16 1DJ

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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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | | EU Directive 2002/91/EC |

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