



**FLAT 5 6 MARINE TERRACE**  
**FOLKESTONE**

**£795**



- Two Bedrooms
- Third Floor
- Newly Refurbished
- Seaside Location
- Close To Local Amenities
- Great Transport Links

## 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

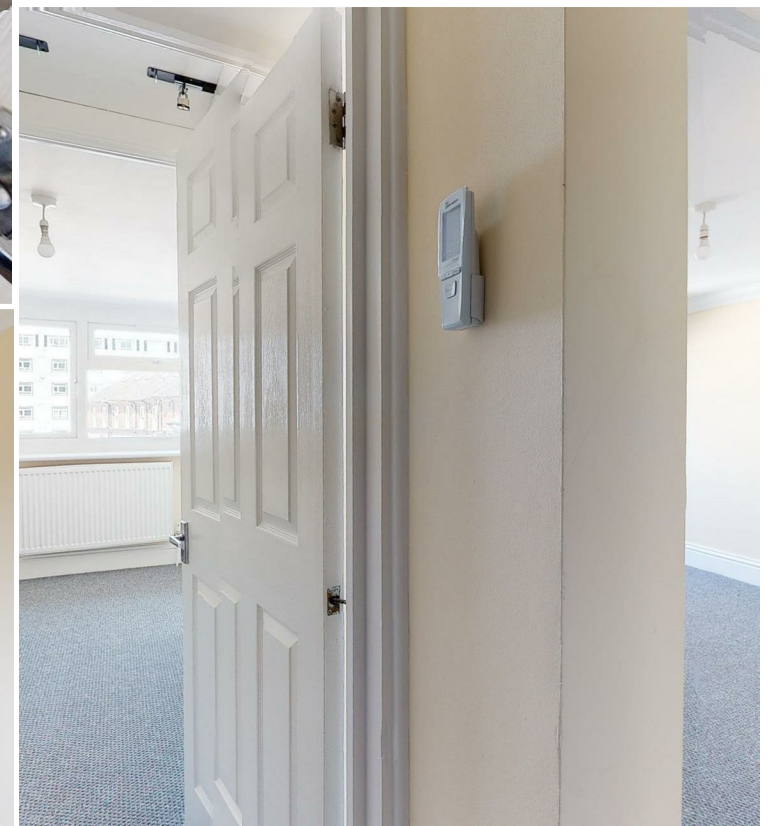
Miles & Barr are delighted to present to the market this Newly Refurbished Building of Five Apartments, located just a minute or two walk from Folkestone's popular Harbour, Creative Quarter and many of it's Beaches!

This brilliantly presented Building comprises of Five Newly Refurbished Two Bedroom Apartments ranging from Lower Ground to Third Floors, with the Lower Ground Floor Apartment also benefitting from French Doors to a Private Courtyard Garden!

Internally these properties have been decorated to a neutral Magnolia and White finish throughout with Oak and Granite effect kitchens and neutral Bathrooms.

With Gas Central Heating and Double Glazing throughout, these Apartments are perfect for life by the sea! Call Sole Agents Miles & Barr for further information and enquiries!





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	78	81
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](http://www.milesandbarr.co.uk/referral-fee-disclosure)