



**Price**

**£1,100 PCM**

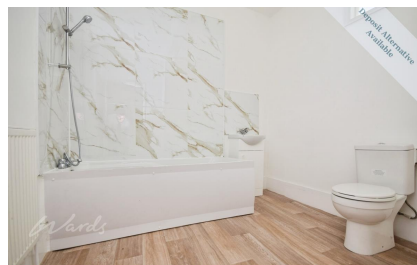
Fees Apply



Available 09/08/25

**Dover Road  
Folkestone CT20**

*Wards*  
Helping you move forwards



## Main Features

2 bedroom split level maisonette

Garden

Recently refurbished

Alternative deposit option available

Open house event

Video tour



Deposit required is £1,269.23  
Shepway District - Council Tax Band Tax Band A

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/letting/our-tenancy-fees/](http://www.wardsofkent.co.uk/letting/our-tenancy-fees/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Dover 01304 201109 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

IMPORTANT INFORMATION: Please note that administration fees are charged in addition to the rent and security deposit. Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

### LOWER GROUND FLOOR

Entrance Hall

Lounge: 3.50m x 3.38m 11'6" x 11'1"

Kitchen / Dining Room: 3.68m x 4.40m 12'1" x 14'5"

WC

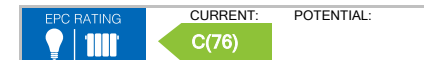
### UPPER GROUND FLOOR

Landing

Bedroom 2: 2.49m x 2.49m 8'2" x 8'2"

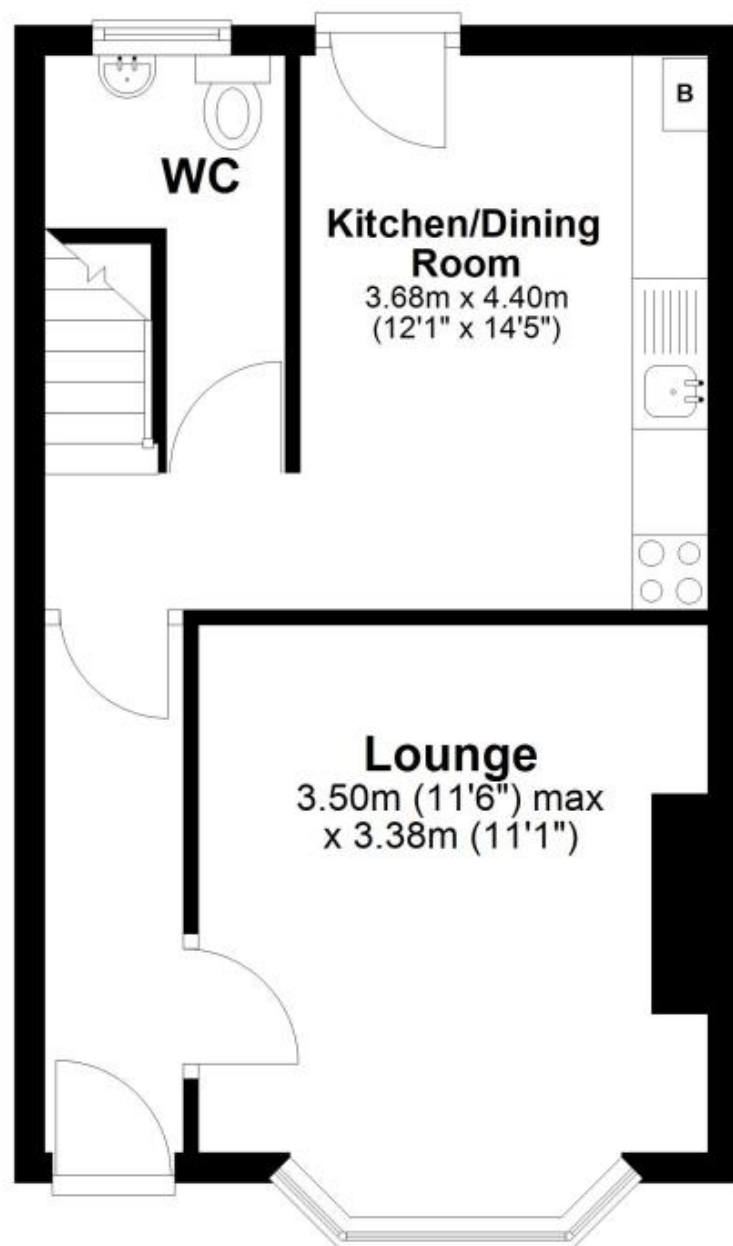
Bathroom: 2.55m x 2.49m 8'4" x 8'2"

Bedroom 1: 2.00m x 3.38m 6'7" x 11'1"



## Lower Ground Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



## Upper Ground Floor

Approx. 27.6 sq. metres (297.3 sq. feet)



Total area: approx. 60.0 sq. metres (645.8 sq. feet)