



GUILDCREST ESTATES



Flat 4, 115 Pleydell Gardens, Folkestone CT20 2DN



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Pleydell Gardens, Folkestone CT20 2DN

£420,000

In the picturesque setting of Folkestone, this beautifully refurbished first-floor apartment with roof terrace, in a grand Victorian property, sits in the heart of the town.

Arranged over two levels, the property provides a spacious stylish kitchen/ diner with bespoke fitted kitchen and integrated appliances. There is a separate lounge, family bathroom, three generously proportioned bedrooms, the principal suite with en-suite shower room and an additional study/home office area.

The truly exceptional feature of this home is the private rooftop terrace, where panoramic views stretch across Folkestone and far out to sea.

This light and spacious apartment, has been beautifully refurbished throughout to an exceptional standard is a welcoming space for everyday living and entertaining. Bathed in natural light, each room has been meticulously designed to create a calm and light space throughout.

Additional benefits include private parking for one vehicle to the rear of the property, where the front door is located. Pleydell Gardens is in a prime location, and just moments from local amenities, green spaces, mainline station and





the seafront.

Folkestone offers excellent transport links, ideal for commuters. High-speed trains from Folkestone Central reach London St Pancras in around 54 minutes and the M20 provides direct road access to the capital. The Port of Dover and Channel tunnel are close by and regular coach services add further travel options.

Blending modern living and coastal charm, this exceptional apartment presents a rare opportunity to enjoy a relaxed lifestyle in one of Folkestone's most desirable locations, for a holiday home, forever home or an investment.

To register your interest, call us today on 01843 272200 to arrange a viewing or for more information on the property.

Share of Freehold

Council Tax Band - A

Mains Water, Sewer, Electricity, Gas with Gas Central Heating

Fixed Wireless Broadband

Service Charge £1090.00 per annum

1600sq f





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Key Features

- NEWLY REFURBISHED APARTMENT
- ALLOCATED PARKING
- IN THE HEART OF THE UPCOMING TOWN OF FOLKESTONE
- INTEGRATED KITCHEN APPLIANCES
- SEA VIEWS
- SHARE OF FREEHOLD
- FINISHED TO A HIGH SPECIFICATION
- SEAFRONT TOWN



Important Information

Freehold
Apartment - Above Shop
1600.00 sq ft
Council Tax Band A
EPC Rating C
Service Charge £1090.00 per annum

£420,000

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		
	74	74
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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