



GUILDCREST ESTATES



115 Pleydell Gardens, Folkestone CT20 2DN



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## Pleydell Gardens, Folkestone CT20 2DN

**£285,000**

This grand and beautifully refurbished first-floor apartment, in the vibrant and popular area of Folkestone, offers a delightful blend of modern living and convenience. Surrounded by a variety of local amenities, cafes, restaurants and shops. This property is perfect for those who appreciate a lively atmosphere while enjoying the comforts of home.

Upon entering, you are welcomed into a spacious open-plan lounge and kitchen/diner, designed to maximize light and space. This room features elegant French doors that open onto a Juliette balcony. The contemporary LVT flooring adds a touch of sophistication, making this area ideal for both relaxation and entertaining.

The apartment boasts two well-appointed bedrooms. The primary bedroom is a generous space, complete with an en-suite shower room that provides a luxurious, modern feel. This bedroom has French doors leading to the private balcony which overlooks Sandgate Road. The second bedroom, a small double, is also perfectly suited for use as a study or home office, for those working from home.

The family bathroom has been thoughtfully designed, with stylish and modern white sanitaryware.





Allocated parking available for one vehicle, is found at the rear of the property, with barrier access.

This property combines practicality with style, making it an excellent choice for individuals or small families seeking a vibrant community atmosphere.

This light and modern apartment in a grand Victorian property, in a sought after area and a prime location, is a rare find. Whether you are looking to invest, for a holiday home by the sea or find your forever home, this property is sure to impress.

Folkestone station, only a 5 min car ride or a 15 min walk, offers services to London, Dover and Canterbury. Great motorway links and an excellent bus service, and the sea close by.

Share of Freehold

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

Fixed Wireless Broadband

Service Charge £1,090 per annum

765.00 sq ft





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## Key Features

- Beautifully refurbished Victoria apartment
- Private terrace from master bedroom
- Conversion by Woodchurch Property Developers
- Allocated parking space
- Prime location close to Folkestones seafront shops and amenities
- Private balcony
- Brand new kitchen with appliances
- Brand new bathroom with heated towel rail
- Easy access to transport links
- Second floor apartment

## Important Information

Freehold

Apartment - Above Shop

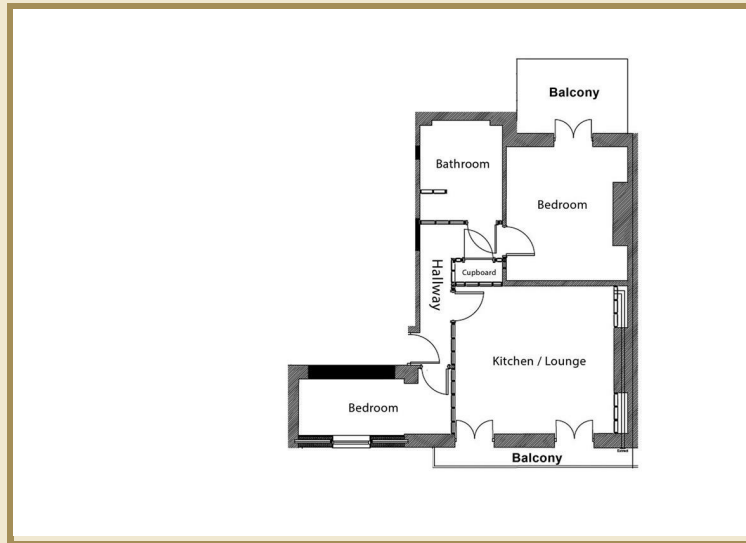
765.00 sq ft

Council Tax Band A

EPC Rating

Service Charge £1090.00 per annum

£285,000



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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