



GUILDCREST ESTATES



115 Pleydell Gardens, Folkestone CT20 2DN





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£250,000

This stunning second-floor Victorian apartment has been fully refurbished to a very high standard combining timeless period charm with modern comfort. Set in the highly sought-after Pleydell Gardens, it offers an exceptional opportunity to enjoy coastal living in the heart of vibrant Folkestone.

When you step inside, you will find a light, bright and spacious lounge, ideal for relaxing or entertaining, alongside a contemporary, fully fitted kitchen complete with integrated appliances and induction hob. The well-appointed family bathroom has modern white sanitaryware.

Featuring two generously sized double bedrooms, this elegant home is perfect for couples, small families, or anyone seeking a stylish seaside retreat.

Situated above a shop in a lively and up-and-coming area, the property benefits from immediate access to many of Folkestone's local amenities, an eclectic mix of cafés, bars, shops, main line station and the sea front, all within easy walking distance.

Commuters will appreciate excellent transport links: Folkestone Central station offers high-speed services to London St Pancras in under an hour (approx. 54 minutes), while the nearby





M20 motorway and regular coach routes provide additional travel flexibility. The Port of Dover and the Channel Tunnel are a short drive.

This property also includes allocated parking for one vehicle, which is priceless, in this central location.

Whether you're a first-time buyer, investor, or looking for a weekend escape, this property offers a perfect blend of character, convenience, and coastal charm.

Share of Freehold
Mains Water, Sewer, Electricity, Gas with Gas Central Heating
Fixed Wireless Broadband
Service Charge £1,090 per annum
764 sq ft



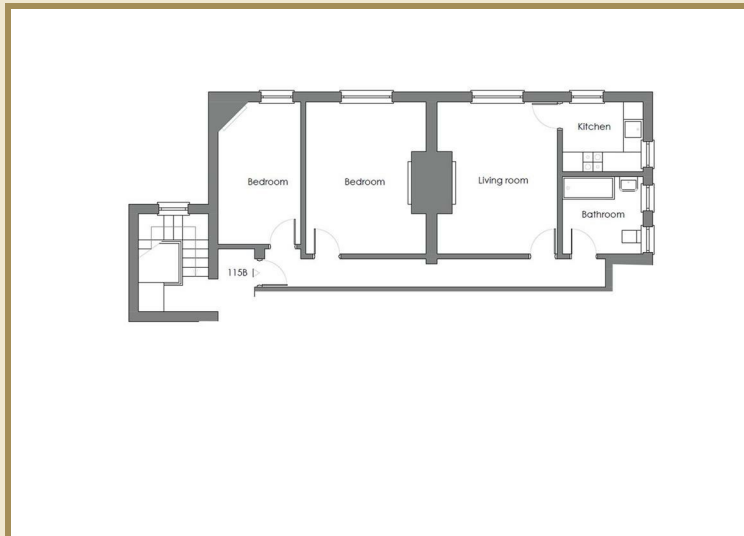
Key Features

- Cosy and elegant two-bedroom apartment
- Beautifully refurbished Victorian apartment
- Conversion by Woodchurch Property Developers
- Allocated parking space
- Prime location close to Folkestones seafront shops and amenities
- Feature fireplaces
- 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
 764.00 sq ft
 Council Tax Band A
 EPC Rating C
 Service Charge £1090.00 per annum

£250,000



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		
	76	79
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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