



GUILDCREST ESTATES



115 Pleydell Gardens, Folkestone CT20 2DN



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**Pleydell Gardens, Folkestone
CT20 2DN**

£250,000

This beautifully updated second-floor Victorian apartment effortlessly blends classic architectural features with stylish modern touches. Positioned in the ever-popular Pleydell Gardens, it presents a fantastic opportunity to enjoy life by the sea while being at the centre of Folkestone's vibrant atmosphere.

With two spacious double bedrooms, this elegant home is ideal for couples, professionals, or those in search of a sophisticated coastal getaway.

Inside, you'll find a light-filled, generously proportioned living area that's perfect for both quiet evenings and entertaining. The sleek, modern kitchen comes fully equipped with an integrated oven and contemporary fittings, while the well-designed family bathroom enhances everyday comfort.

Set above a commercial premises in one of Folkestone's emerging hotspots, the apartment is superbly located for immediate access to the town's mix of independent cafes, restaurants, shops, and daily conveniences - all within walking distance.

For commuters, Folkestone Central offers high-speed rail links to London St Pancras in under an hour (approx. 54 minutes). The





nearby M20 and frequent coach services also provide excellent road connections.

Further adding to its appeal, the apartment includes a sought-after allocated parking space - a rare find in such a central setting.

Whether you're a first-time buyer, expanding a property portfolio, or looking for a stylish retreat by the coast, this home offers an ideal combination of character, convenience, and seaside lifestyle.

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



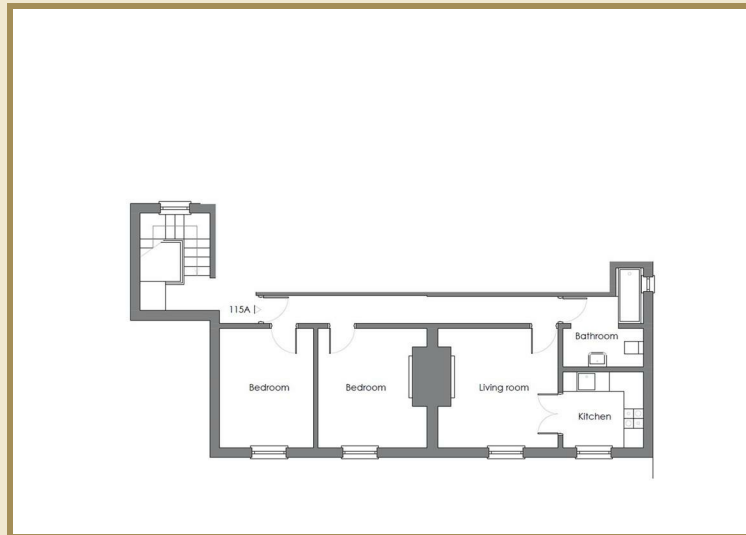
Key Features

- Cosy and elegant two-bedroom apartment
- Beautifully refurbished Victoria 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
 645.00 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		
	73	78
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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