



APARTMENT 8, 12A SANDGATE ROAD FOLKESTONE, CT20 1DP

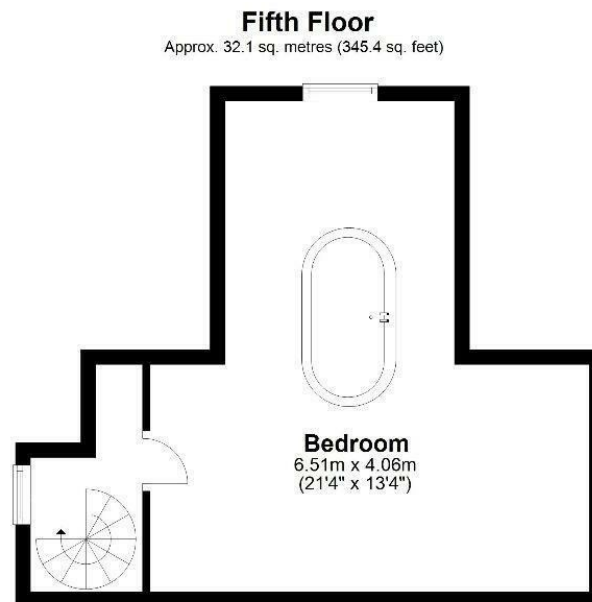
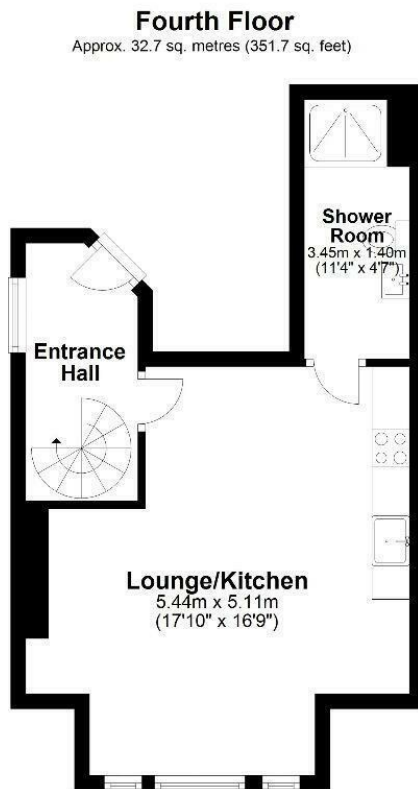
£1,095 PER MONTH

West End Estates are delighted to offer this spacious and ultra-modern one-bedroom apartment, part of the popular Browns Retreat development in the centre of Folkestone's town precinct. With shops, cafés and restaurants just steps away—and the beach and harbour only a short stroll—the location is truly ideal.

Permit parking nearby is available via Folkestone & Hythe District Council. Otherwise, parking on the high street is free 6pm-10am Mon-Sun.

Fully furnished throughout, the apartment features a large open-plan kitchen, dining and living area, along with a separate bedroom space that includes a roll-top bath. There is also a sleek, stylish shower room. The Landlord would consider renting the property unfurnished upon request.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	
(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	

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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