



## 45 AUGUSTA GARDENS FOLKESTONE, CT20 2RS

**£1,450 PER MONTH**

Nestled in the desirable West End of Folkestone, this newly renovated 2-bedroom apartment offers a perfect blend of modern living and convenience. Spanning an impressive 914 square feet, this third-floor residence is designed to a high standard, making it an ideal choice for those seeking a stylish yet practical home.

Upon entering, you are greeted by a spacious open-plan living and dining area that seamlessly connects to a delightful balcony, where you can enjoy lovely views of the surrounding area. The contemporary kitchen is fully equipped with integrated appliances, including a fridge/freezer, dishwasher, oven, and hob, ensuring that culinary tasks are both efficient and enjoyable.

The apartment features two generously sized double bedrooms, with the main bedroom boasting an en-suite shower room for added privacy. A well-appointed family bathroom further enhances the convenience for both residents and guests. Additionally, the inclusion of a dedicated study or office space makes this property particularly appealing for those who work from home or require a quiet

**WEST END  
ESTATES**

LETTINGS AND PROPERTY MANAGEMENT

## 45 AUGUSTA GARDENS

- Newly renovated to high standard • 2 double bedrooms • Bathroom and en-suite shower • Modern open-plan living • Fully fitted kitchen • Balcony with garden views • Study/office for home working • West End Folkestone location • Easily walk to town and train station • Optional parking available



### Living Room

This bright and spacious sitting/dining room offers a versatile open-plan living space complemented by a balcony that overlooks a peaceful green area. Natural light floods in from the large window and balcony doors, highlighting the neutral décor and light wooden flooring that runs throughout. The room provides ample space for dining and relaxing, with enough room to accommodate both a comfortable seating area and a dining table.

### Kitchen

The kitchen is thoughtfully designed with a modern, minimalist aesthetic, featuring sleek cabinetry in a soft neutral tone and quartz-effect work surfaces. It is well-lit with natural light from a window above the sink and includes integrated appliances such as an oven and hob. The layout maximises storage and workspace, making it both practical and stylish.

### Bedroom 1

The main bedroom is a generous and restful space, carpeted for comfort and filled with natural light from a large window. Neutral walls create a calming atmosphere, perfectly suited for relaxation. There is ample space for bedroom furniture.

### Bedroom 2

This well-proportioned bedroom is carpeted and benefits from a large window allowing plenty of daylight. Its neutral décor and simple layout provide a comfortable space that can be easily personalised to

suit individual needs, perfect as a secondary bedroom or guest room.

### Study

A versatile room that could be used as a study or home gym.

### Ensuite

The ensuite bathroom features a modern walk-in shower with stylish grey tiling, a contemporary vanity unit with an integrated basin, and a toilet. The design is clean and practical with a monochrome colour palette that enhances the sense of space and light.

### Bathroom

The main bathroom is fitted with a bathtub and overhead shower, complemented by grey tiled walls and a white vanity unit with a basin. A contemporary mirror and a black heated towel rail add to the modern, clean look of this well-maintained bathroom.

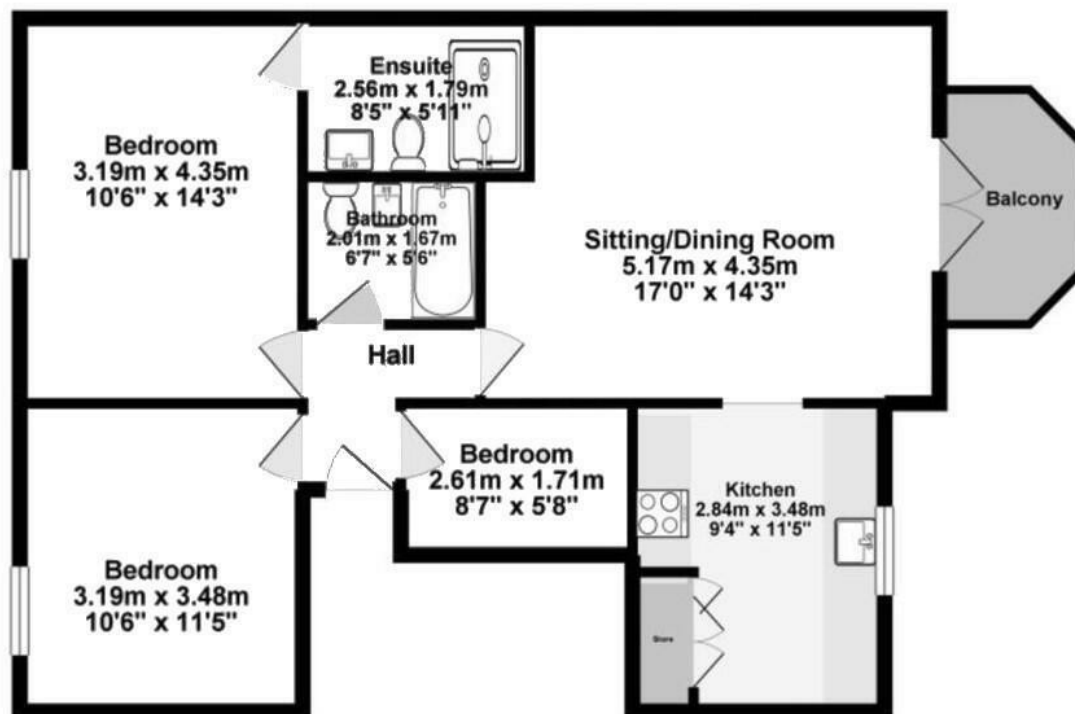
### Hall

The hallway provides access to all principal rooms and is finished with light wood flooring consistent with the main living area, creating a cohesive and welcoming flow throughout the home.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C     Council Tax Band: B**

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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