



7 MARTEN ROAD FOLKESTONE, CT20 2JR

Nestled on Marten Road in the desirable West End of Folkestone, this stunning newly converted apartment offers a perfect blend of modern living and charming Victorian features. Spanning an impressive 898 square feet, this self-contained residence boasts two well-proportioned bedrooms and a stylish bathroom, making it an ideal home for individuals, couples or small families.

Upon entering, you will be greeted by a spacious reception room that showcases the apartment's delightful character, including the bright bay window. The newly refurbished interior is complemented by a contemporary island kitchen equipped with modern appliances, ensuring that cooking and entertaining are both enjoyable and efficient.

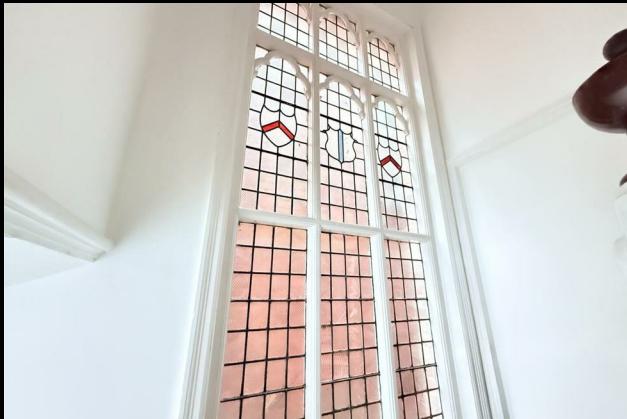
This property benefits from access to a spacious communal garden, where residents can enjoy outdoor space and relaxation.

£1,295 PER MONTH

**WEST END
ESTATES**
LETTINGS AND PROPERTY MANAGEMENT

7 MARTEN ROAD

- ***Stunning West End Apartment With Allocated Parking***
- Private driveway for one car
- Victorian fireplaces add charm
- Newly refurbished throughout
- Modern kitchen appliances
- New carpet installed
- Energy efficient EPC B
- Located on Marten Road
- Access to Communal garden
- Viewing highly recommended



Entrance Hall / Study / Office

The entrance hall, also serving as a study or office, welcomes you with a light, airy atmosphere. It features a large bay window that lets in plenty of natural light and a carpeted floor. The classic design is enhanced by white walls and detailed mouldings, complemented by a striking staircase with a dark hardwood banister leading to the next floor. Stained glass windows add a touch of character and charm to this inviting space.

Lounge

The lounge is a spacious, bright room with a large bay window that floods the space with natural light. It retains period character with a detailed cornice around the ceiling. Neutral carpeting and soft wall colours create a warm and inviting atmosphere, perfect for relaxing or entertaining guests.

Kitchen

The kitchen offers a modern touch with sleek white cabinets and dark work surfaces, arranged in a practical layout. It features an integrated oven, gas hob with an extractor hood, and space for appliances including a washing machine and fridge freezer. The tiled floor is dark and easy to maintain, while the window provides natural light and ventilation.

Bedroom 1

Bedroom 1 is a good-sized room characterised by a large window that lets in plenty of light. It has neutral carpeting and white walls, giving a fresh and calming

feel. The room benefits from a period fireplace, adding charm and a cosy focal point.

Bedroom 2

Bedroom 2 is a comfortable room with soft carpeting and neutral walls. It features a traditional fireplace with decorative detailing, adding character to the space. The window provides natural light, and the room enjoys direct access to an adjoining small room or dressing area, useful for storage or as a walk-in wardrobe.

Bathroom

The bathroom is modern and well-appointed with a walk-in shower featuring a glass screen and tiled surround in a neutral palette. It includes a sleek vanity unit with a basin and a toilet. Patterned floor tiles add an elegant touch to this fresh and airy space.

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ADDITIONAL INFORMATION

Local Authority –
Council Tax – Band New Build

Viewings – By Appointment Only

Floor Area – 898.00 sq ft

Tenure –

EPC Rating – B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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

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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