



FLAT A, 7 MARTEN ROAD FOLKESTONE, CT20 2JR

Welcome to this exquisite ground floor apartment located on Marten Road in the desirable West End of Folkestone. This newly refurbished property, completed in 2026, offers a contemporary living experience with a generous space of 614 square feet.

Featuring a bright and airy reception room, perfect for relaxation or entertaining guests. The apartment features two well-proportioned bedrooms, providing ample space for a small family or couples seeking a comfortable home. The newly refurbished bathroom suite boasts modern fixtures, ensuring a fresh and stylish atmosphere.

This stylish apartment features a modern kitchen, equipped with brand new appliances, making cooking a delight. New carpets have been laid throughout the apartment, adding a touch of warmth and elegance to the living spaces.

£1,275 PER MONTH

**WEST END
ESTATES**
LETTINGS AND PROPERTY MANAGEMENT

FLAT A, 7 MARTEN ROAD

- ***Newly Refurbished 2-Bedroom

Apartment*** • Ground Floor • 11 min walk to Folkestone West train station • Newly refurbished interior • Modern kitchen appliances • New carpet throughout • New bathroom suite • Sought after West End location • Viewing recommended • Access to shared communal garden

Lounge/Kitchen

This spacious lounge and kitchen area features a large bay window that floods the room with natural light, creating a bright and welcoming atmosphere. The kitchen is fitted with modern cabinetry in a muted green shade, complemented by a light wood-effect work surface and neutral tiled splashback. Integrated appliances and a washing machine are thoughtfully arranged for convenience. The open-plan layout offers a seamless flow between relaxing and cooking spaces, ideal for both everyday living and entertaining.

Bedroom 1

A generous double bedroom with the added convenience of a walk-in wardrobe. The neutral walls and carpet create a calm and relaxing environment. This room offers ample space for bedroom furniture and benefits from traditional high skirting boards and moulded cornices enhancing the character of the room.

Bedroom 2

Bedroom 2 can comfortably accommodate a bed and essential furniture. It benefits from neutral décor and carpeting, making it a versatile space suitable for a guest room, home office, or nursery.

Bathroom

The bathroom is a stylish and compact space, fitted with a walk-in shower featuring a glass screen and rainfall showerhead. Light beige wall tiles surround

the shower area, and the floor is laid with patterned tiles that add visual interest. The white sanitaryware and chrome towel radiator complete the contemporary look.

Hallway

The hallway serves as a central point connecting the different rooms of the property. It is decorated in neutral tones with carpeted flooring and features high ceilings with detailed mouldings, adding a sense of space and character. Doors lead off to bedrooms, the bathroom, and the lounge/kitchen area.



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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band New Build

Viewings – By Appointment Only

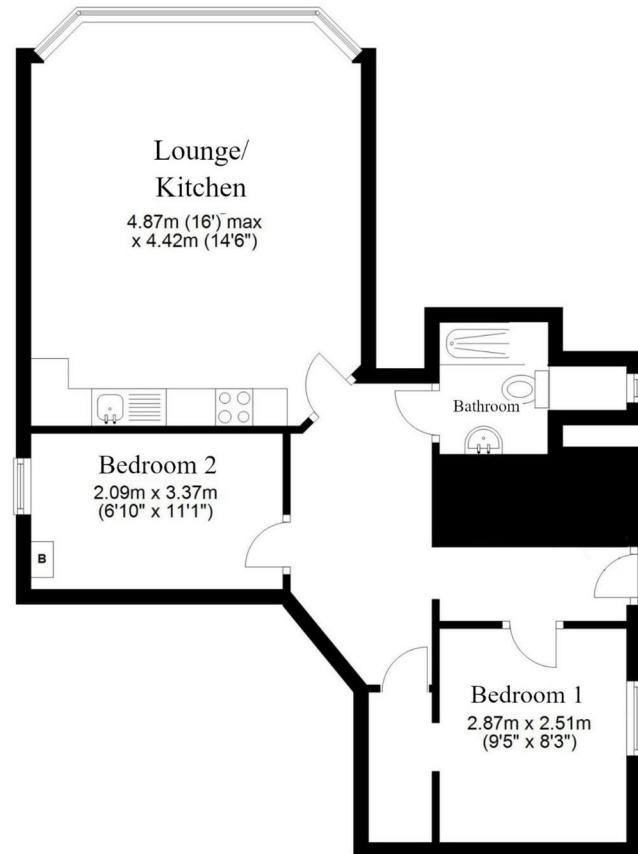
Floor Area – 614.00 sq ft

Tenure –

EPC Rating – B

Ground Floor

Approx. 57.1 sq. metres (614.3 sq. feet)



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		
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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