



## THE STUDIO, 12B SANDGATE ROAD FOLKESTONE, CT20 1DP

**£995 PER MONTH**

Welcome to this charming studio apartment located on Sandgate Road in the picturesque town of Folkestone. This newly built property, completed in 2026, offers a modern living experience in a vibrant area. Spanning an impressive 527 square feet, the apartment is designed to maximise space and comfort, making it an ideal choice for individuals seeking a stylish home.

The studio layout provides a versatile living area that can be tailored to your personal taste and needs. With a well-appointed bathroom, this apartment ensures convenience and privacy. One of the standout features of this property is that water and heating bills are included, allowing for a hassle-free living experience.

Situated in Folkestone, you will find yourself in a location that boasts a rich history and a thriving community. The nearby coastline offers stunning views and opportunities for leisurely walks, while local amenities, shops, and transport links are easily accessible, making this apartment a perfect base for both work and play.

**WEST END  
ESTATES**

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

**EPC Rating:**      **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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