



Price

£825 PCM

Fees Apply



Available 03/06/26

Marine Parade  
Folkestone CT20

*Wards*  
Helping you move forwards



## Main Features

- 1 bedroom
- Fourth floor apartment
- On the beach location
- No deposit option considered
- Open house event
- Video tour available



Deposit required is £951.92  
Shepway District - Council Tax Band Tax Band A

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/letting/our-tenancy-fees/](http://www.wardsofkent.co.uk/letting/our-tenancy-fees/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

Call Dover 01304 201109 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

IMPORTANT INFORMATION: Please note that administration fees are charged in addition to the rent and security deposit. Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

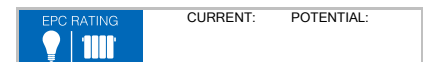
### FOURTH FLOOR

#### Entrance Hall

Shower Room: 2.11m x 1.42m 6'11" x 4'8"

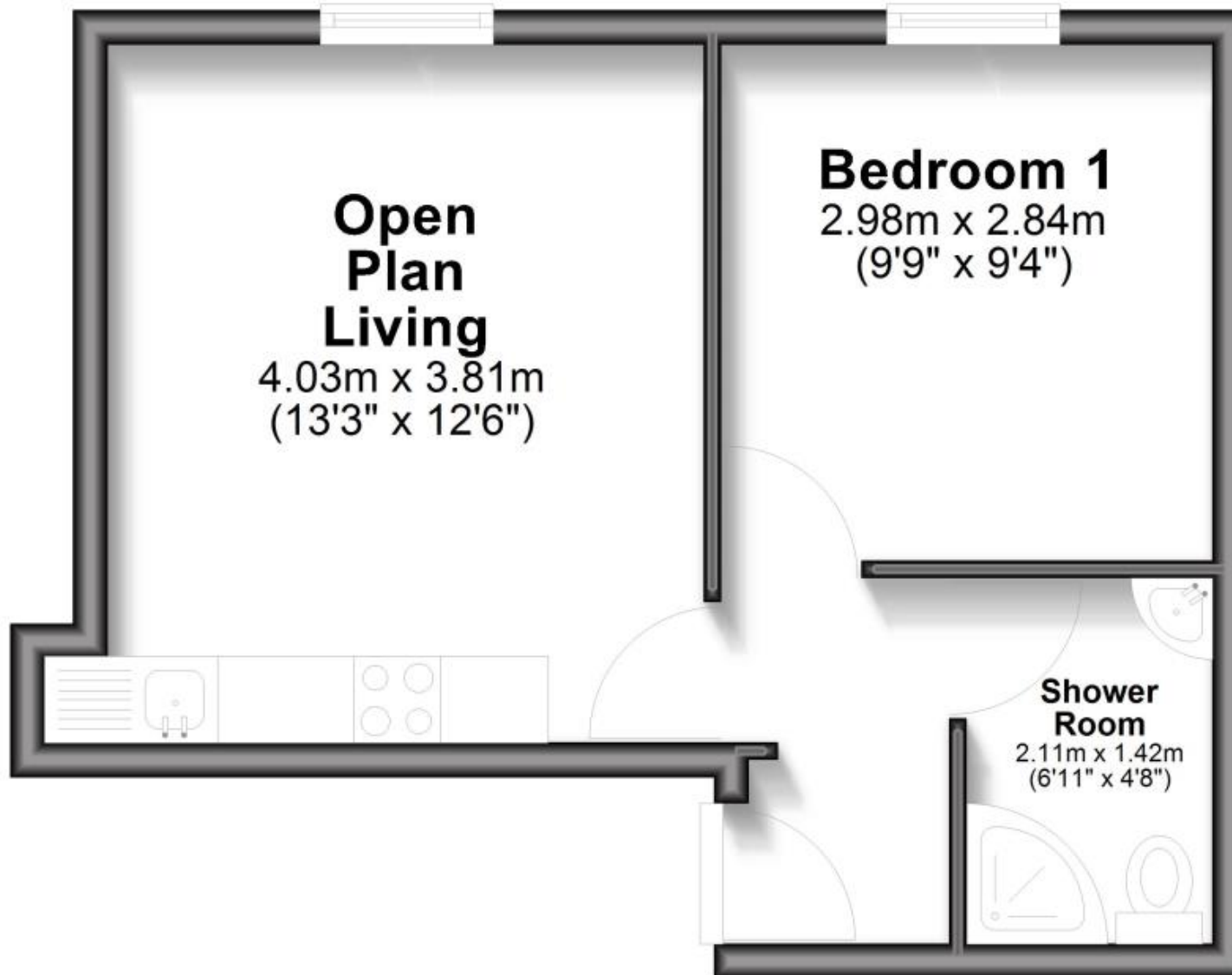
Bedroom 1: 2.98m x 2.84m 9'9" x 9'4"

Open Plan Living: 4.03m x 3.81m 13'3" x 12'6"



# Fourth Floor

Approx. 29.0 sq. metres (312.5 sq. feet)



Total area: approx. 29.0 sq. metres (312.5 sq. feet)