

WEST END
ESTATES
LETTINGS AND PROPERTY MANAGEMENT



12A SANDGATE ROAD FOLKESTONE

£875 Per

Welcome to this charming part-furnished studio apartment located on Sandgate Road in the heart of Folkestone. This modern flat offers a delightful living space that is both stylish and practical.

As you step inside, you will be greeted by a bright reception room that seamlessly blends with the sleeping area, creating a warm and inviting atmosphere. The contemporary design and thoughtful layout ensure that every inch of space is utilised effectively, making it ideal for those who appreciate modern living.

One of the standout features of this property is that heating bills are included in the rent. This not only provides peace of mind but also simplifies your monthly expenses, allowing you to enjoy a hassle-free living experience.

Situated in the bustling town centre of Folkestone, you will have easy access to a variety of local shops, cafes, and restaurants. The excellent transport links make it convenient for commuters, whether you



- Heating Bill Included • Part furnished studio flat • Central Folkestone location • Viewing highly recommended • Close to shops and cafes • Excellent transport links







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C 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

<div style="background-color: white; width: 20px; height: 100px; margin-bottom: 10px;"></div> <p>West End Estates Folkestone 7 Sapper Row Folkestone Kent CT20 3WT</p>	<p>01303 478777 office@westend-estates.co.uk</p>	<div style="border: 1px solid white; padding: 10px; text-align: center;"> <p style="font-size: 2em; margin: 0;">WEST END ESTATES</p> <p style="font-size: 0.8em; margin: 0;">LETTINGS AND PROPERTY MANAGEMENT</p> </div>
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