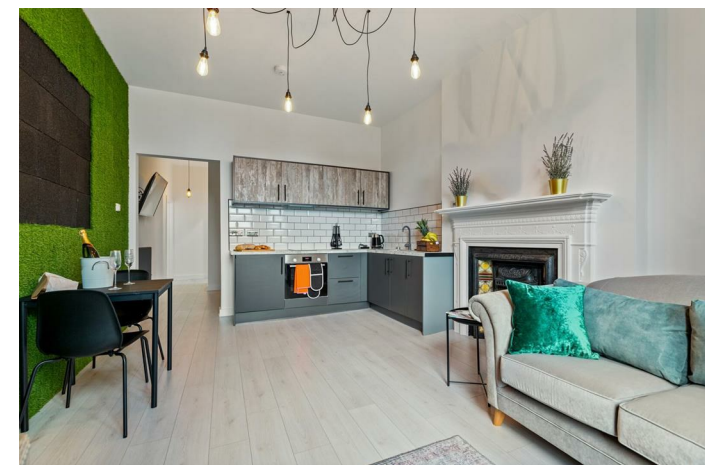




APARTMENT 7, 12A SANDGATE ROAD FOLKESTONE, CT20 1DP

£995 PER MONTH

Welcome to this charming part-furnished studio apartment located on Sandgate Road in the heart of Folkestone.

As you enter the apartment, you will find a well-designed reception area that seamlessly integrates with the sleeping space, creating a warm and inviting atmosphere. The contemporary design and thoughtful layout ensure that every inch of space is utilised effectively.

One of the standout features of this property is that both water and heating bills are included, offering you peace of mind and simplifying your monthly expenses. This is particularly advantageous for those who prefer a hassle-free living experience.

**WEST END
ESTATES**
LETTINGS AND PROPERTY MANAGEMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	
(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

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

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