



FLAT 1, 31 AUGUSTA GARDENS FOLKESTONE, CT20 2RT

£1,595 PER MONTH

Nestled in the desirable Augusta Gardens area of Folkestone, this stunning upper ground floor apartment offers a perfect blend of modern living and period charm. Spanning an impressive 1,033 square feet, the property has been newly refurbished throughout, ensuring a fresh and contemporary feel while retaining its character with high ceilings and elegant period features.

The apartment boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a delightful gathering space, perfect for entertaining guests or enjoying quiet evenings at home. The property also includes a stylish bathroom and separate WC designed with modern fixtures for your convenience.

One of the standout features of this apartment is the private balcony and garden, offering a serene outdoor space to unwind and enjoy the fresh air.

**WEST END
ESTATES**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: New Build

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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