



33 EARLS AVENUE FOLKESTONE, CT20 2HD

£795 PER MONTH

Nestled in the charming area of Earls Avenue, Folkestone, this contemporary studio apartment offers a delightful living experience. The property boasts a modern design that is both stylish and functional. Spanning an area of 452 square feet, this top-floor apartment is perfect for those seeking a comfortable and convenient home.

Upon entering, you will find a well-appointed reception room that seamlessly integrates with a sectioned-off bedroom compartment, providing a sense of privacy while maintaining an open feel. The modern kitchen is equipped with all the necessary amenities, making it ideal for both cooking enthusiasts and those who prefer simple meal preparation. The bathroom is equally modern, featuring contemporary fixtures that enhance the overall appeal of the apartment.

The location on Earls Avenue is particularly advantageous, offering easy access to local amenities and transport links, ensuring that you are well-connected to the wider Folkestone area.

**WEST END
ESTATES**

LETTINGS AND PROPERTY MANAGEMENT



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	
(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



West End Estates Folkestone
7 Sapper Row
Folkestone
Kent
CT20 3WT

01303 478777
office@westend-estates.co.uk

WEST END ESTATES

LETTINGS AND PROPERTY MANAGEMENT