



FLAT 5 31 AUGUSTA GARDENS FOLKESTONE, CT20 2RT

£1,295 PER MONTH

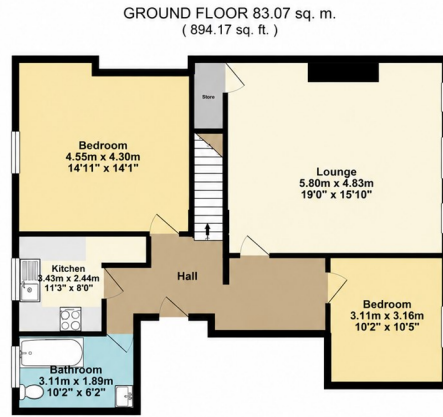
Nestled in the charming area of Augusta Gardens, Folkestone, this delightful split-level Flat offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house also boasts a well-appointed bathroom, ensuring convenience for all residents. The layout of the home is thoughtfully designed, providing a sense of openness and flow throughout the living spaces.

Augusta Gardens is a sought-after location, known for its friendly community and proximity to local amenities, including shops, schools, and parks. The nearby coastline offers opportunities for leisurely strolls and outdoor activities, making it an ideal spot for those who appreciate nature and seaside living.

**WEST END
ESTATES**

LETTINGS AND PROPERTY MANAGEMENT



TOTAL FLOOR AREA : 114.00 sq. m. (1227.09 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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WEST END ESTATES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	48		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: B

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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