



## FLAT C, 7 MARTEN ROAD FOLKESTONE, CT20 2JR

Welcome to this spacious two-bedroom apartment located on Marten Road in the desirable west-end of Folkestone. Built in 2025, this modern residence offers a contemporary living experience, perfect for those seeking comfort and convenience.

As you enter the apartment, you will find a well-appointed reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The sleek kitchen is a standout feature, equipped with two built-in ovens, making it a dream for any culinary enthusiast. The design is both stylish and functional, ensuring that meal preparation is a pleasure.

The two bedrooms are generously sized, providing ample space for rest and personalisation. The apartment also boasts a well-designed bathroom, ensuring that all your needs are met in this lovely home.

**£1,250 PER MONTH**

**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	81	
(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: B    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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**WEST END  
ESTATES**  
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