



## 5 TRINITY CRESCENT FOLKESTONE, CT20 2ES

**£1,595 PER MONTH**

A generously sized upper ground floor flat in one of Folkestone's most sought-after addresses, offering 1,173 sq ft of contemporary living just moments from the coast.

The bright, well-proportioned reception room gives you real flexibility — whether you're entertaining or unwinding after a day by the sea. Two good-sized bedrooms offer comfortable accommodation, and the modern bathroom is finished to a high standard throughout.

At 1,173 sq ft, space is genuinely one of this property's strongest assets — larger than many comparable flats in the area and ideal for anyone who wants room to breathe.

Trinity Crescent sits within easy reach of Folkestone's town centre, excellent transport connections — including high-speed rail links to London St Pancras in under an hour — and the celebrated

**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		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: C    Council Tax Band: C**

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