



24 Eversley Park, Folkestone, Kent, CT20 3FE

EPC Rating = B

Price £1,250 PCM

A spacious semi detached two bedroom modern cottage situated in an exclusive gated development close to the West End of Folkestone. The accommodation comprises: entrance hall, open plan living/dining room & modern fitted kitchen with integrated appliances, two bedrooms, study/third bedroom, en suite & bathroom. Rear courtyard garden. Two allocated parking spaces. Situated close to Folkestone West railway station. EPC RATING = B

**Price £1,250 PCM**

**Property Type** Semi-Detached House

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 2

**Parking** Two allocation spaces

**Heating** Gas

**EPC Rating** B

**Holding Deposit** £288.00

**Deposit** £1 442.00

**Council Tax** Band D

Folkestone and Hythe District Council



## The accommodation comprises

### Ground floor

#### Entrance

#### Entrance hall

10' 1" x 18' 5" (3.07m x 5.61m)

#### WC

#### Kitchen

7' 8" x 7' 10" (2.34m x 2.39m)

#### Living room

10' 11" x 10' 9" (3.33m x 3.28m)

#### Bedroom three

9' 5" x 7' 3" (2.87m x 2.21m)

### First floor

#### Landing

13' 7" x 11' 0" (4.14m x 3.35m)

#### Bedroom one

10' 7" x 10' 11" (3.23m x 3.33m)

#### En-suite shower room

#### Bedroom two

15' 0" x 7' 6" (4.57m x 2.29m)

### Bathroom

### Holding Deposit

If you wish to apply for this property then you will be required to pay a Holding Deposit which is equal to 1 weeks rent to reserve the property while your referencing takes place. Please ask our staff for further details of other fees which may become payable during the lifetime of your tenancy.



Approximate Gross Internal Area = 71.0 sq m / 764.3 sq ft

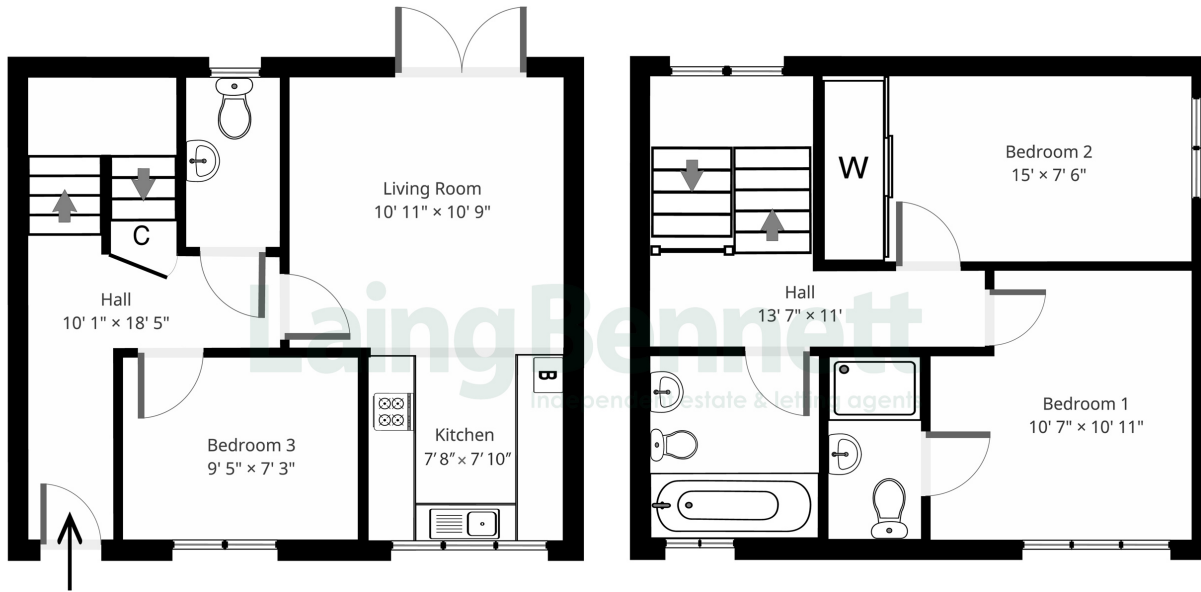
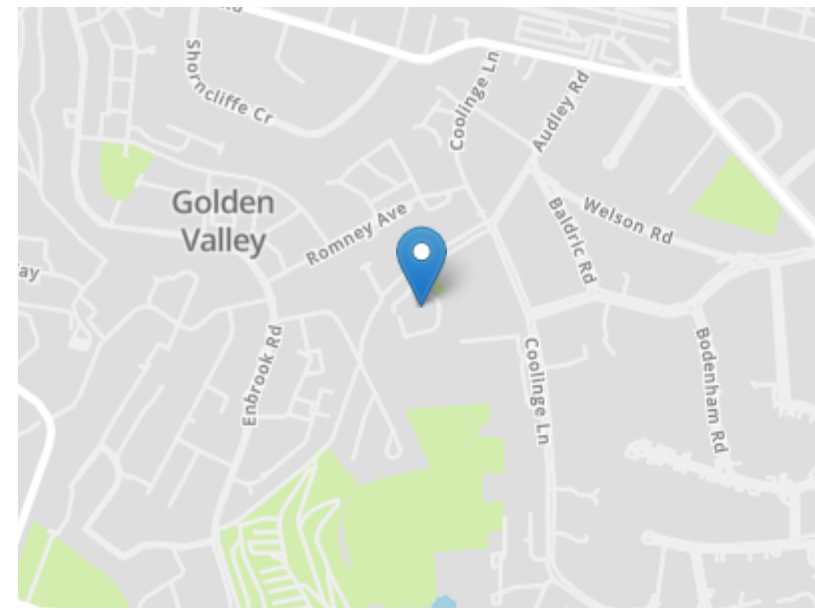


Illustration for Identification purposes only, measurements are approximate, not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

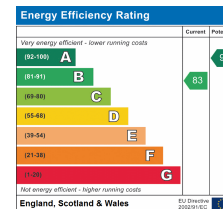
If you would like to book a viewing please contact our office on **01303 863393** or email [lettings@laingbennett.co.uk](mailto:lettings@laingbennett.co.uk)

See all our properties at



[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

The Estate Office  
8 Station Road  
Lyminge  
Folkestone  
Kent  
CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.