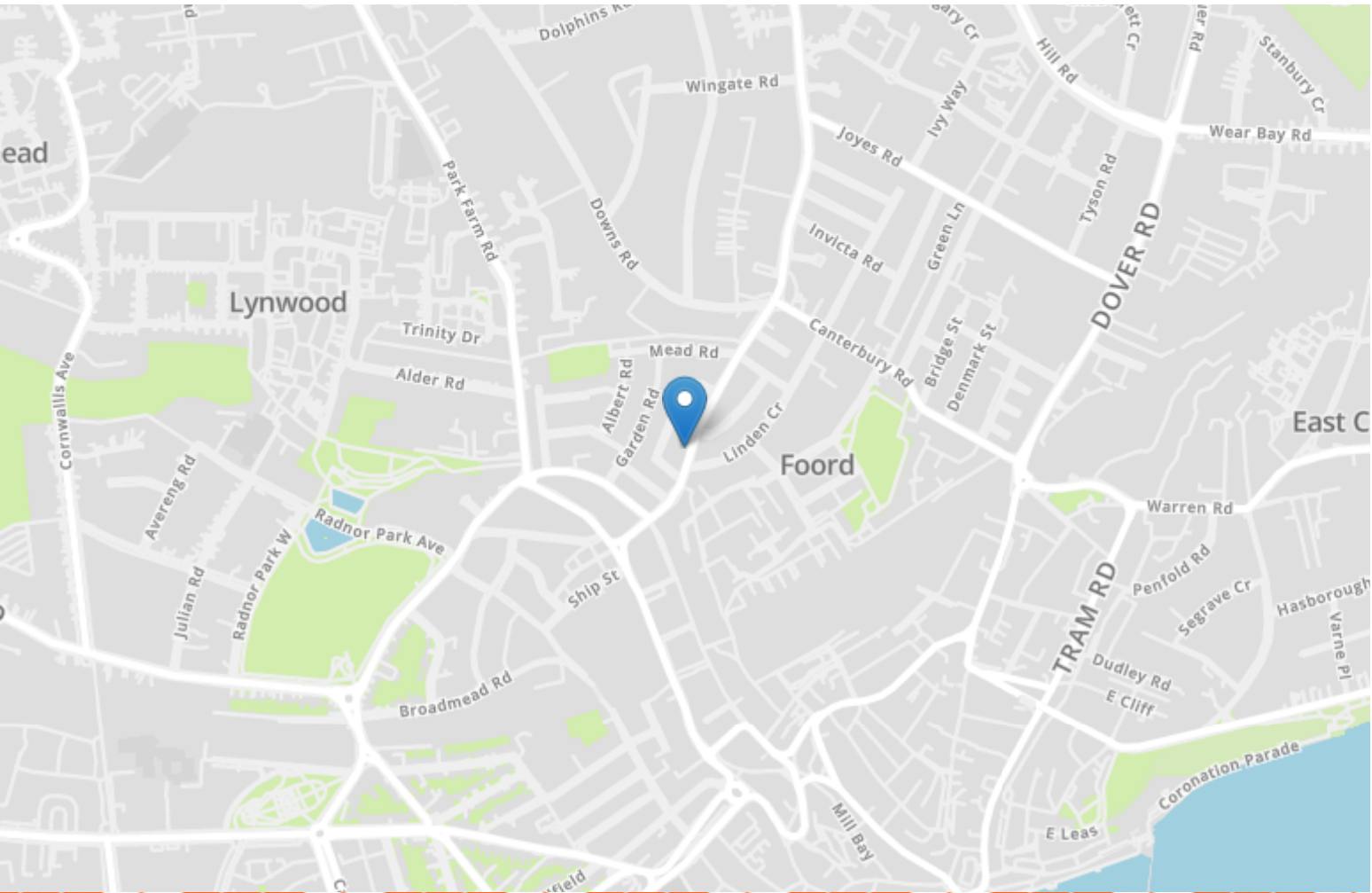


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



52b Black Bull Road

Folkestone
CT19 5QT

£1,100

pcm

TO LET WITH BURNAP + ABEL... **Charming Three-Bedroom Maisonette in the Heart of Folkestone – Available September!**

Welcome to your new sanctuary nestled in the vibrant community of Folkestone! This beautifully appointed three-bedroom maisonette is a perfect blend of modern living and inviting charm, arranged thoughtfully over two spacious floors.

As you step inside, you'll be immediately captivated by the light-filled interiors and contemporary design. The heart of this home is its stunning modern kitchen, featuring sleek appliances and ample counter space—perfect for culinary enthusiasts or those who love entertaining friends and family. Imagine whipping up delicious meals while enjoying the company of loved ones in this stylish setting!

The generous open-plan living area flows effortlessly from the kitchen, providing a bright and airy space for relaxation and entertainment.

www.burnapandabel.co.uk



Upstairs, three well-proportioned bedrooms offer cozy retreats at the end of a long day. Each room boasts its own unique character—ideal for families seeking space to grow or professionals needing versatile office options.

Location couldn’t be better! Just steps away from local shops , cafes, and amenities.

Available September.

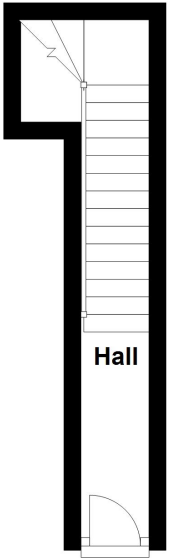
Tenants are required to earn a minimum of £33,000 per annum as a combined household.

No smoking.

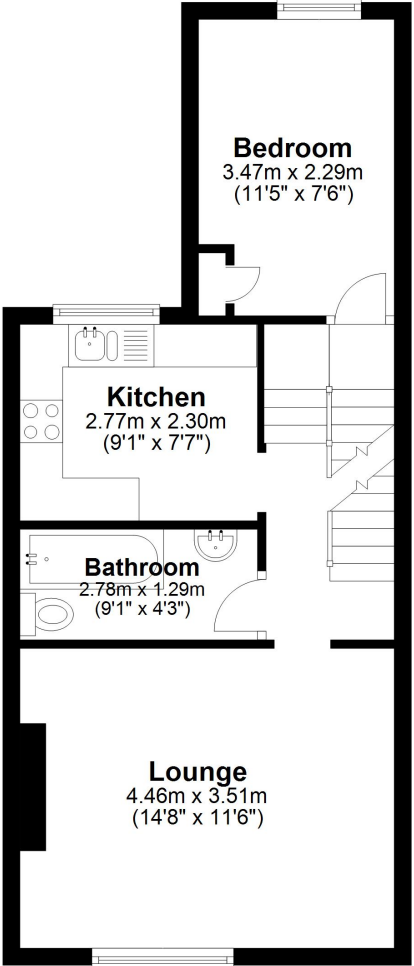
Call Burnap and Abel to organise a viewing on 01303258590.



Ground Floor
Approx. 5.6 sq. metres (60.5 sq. feet)



First Floor
Approx. 40.4 sq. metres (435.0 sq. feet)



Second Floor
Approx. 28.2 sq. metres (303.6 sq. feet)

