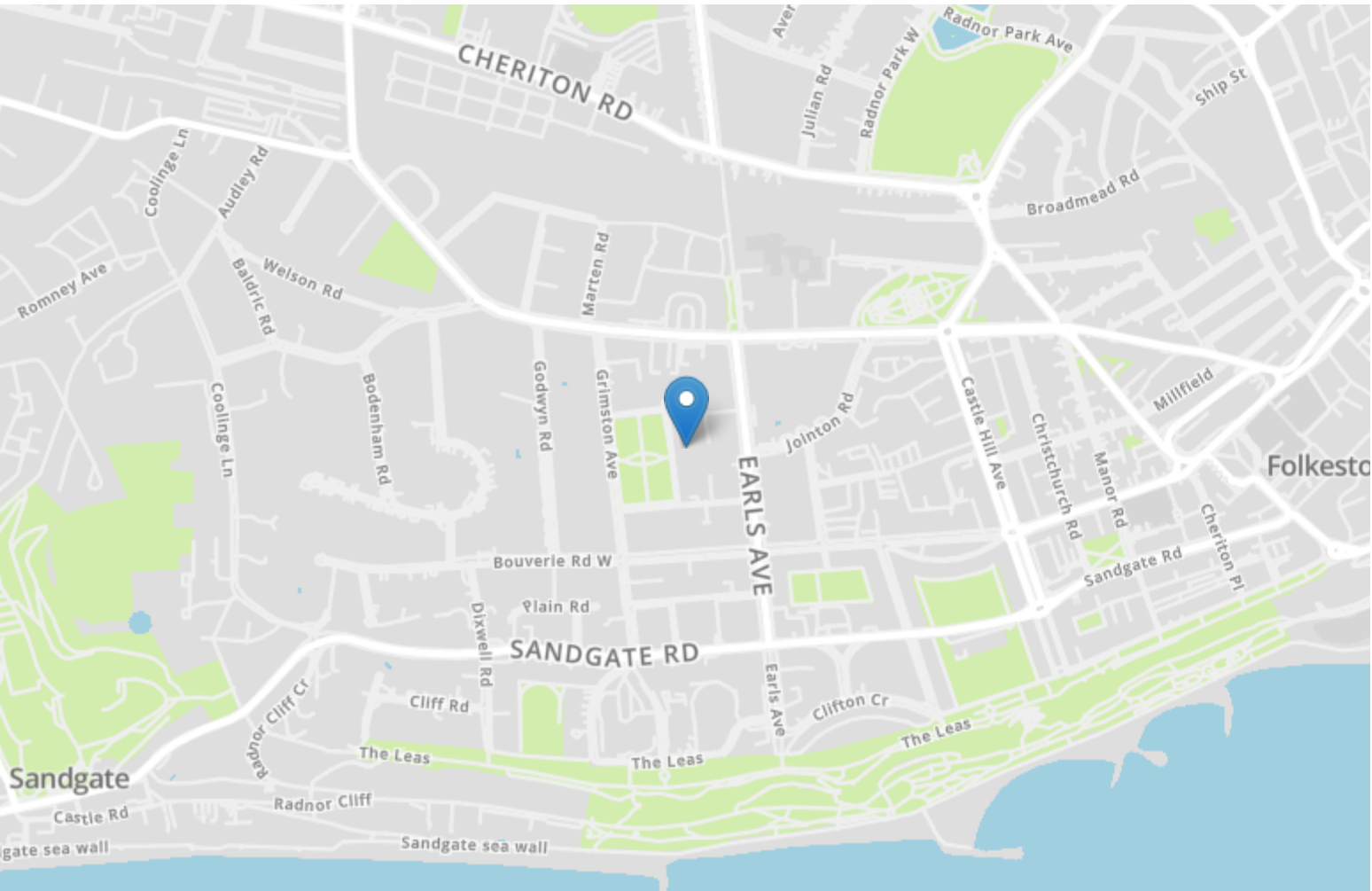


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Flat 4, 18 Grimston Gardens

Folkestone
CT20 2PU
£1,200

pcm

TO LET WITH BURNAP AND ABEL... An immaculate 2 bedroom apartment in the middle of Folkestone's West End. The property is located on the first floor and comprises a large open plan kitchen/living space, two double bedrooms and a bathroom. Available from the beginning of February 2026. The kitchen is fitted with light grey units and white worktops, integrated fridge/freezer, electric cooker and gas hob with extractor fan. An over hang to create a breakfast bar into the living space. The living space has a large window overlooking the gardens to the front. A utility cupboard that houses the washing machine with additional storage. Both bedrooms are doubles, the master a great size and the second being a small double. Decorated neutrally and carpeted. The bathroom is finished to a modern standard with a shower over the bath, hand basin with vanity unit underneath, tile surround and vinyl flooring. No pets, no smoking. Call Burnap and Abel on 01303258590 to organise a viewing.



Entrance Hall

Lounge/Kitchen/Dining Room

18' 5" x 18' 5" (5.61m x 5.61m)

Bedroom

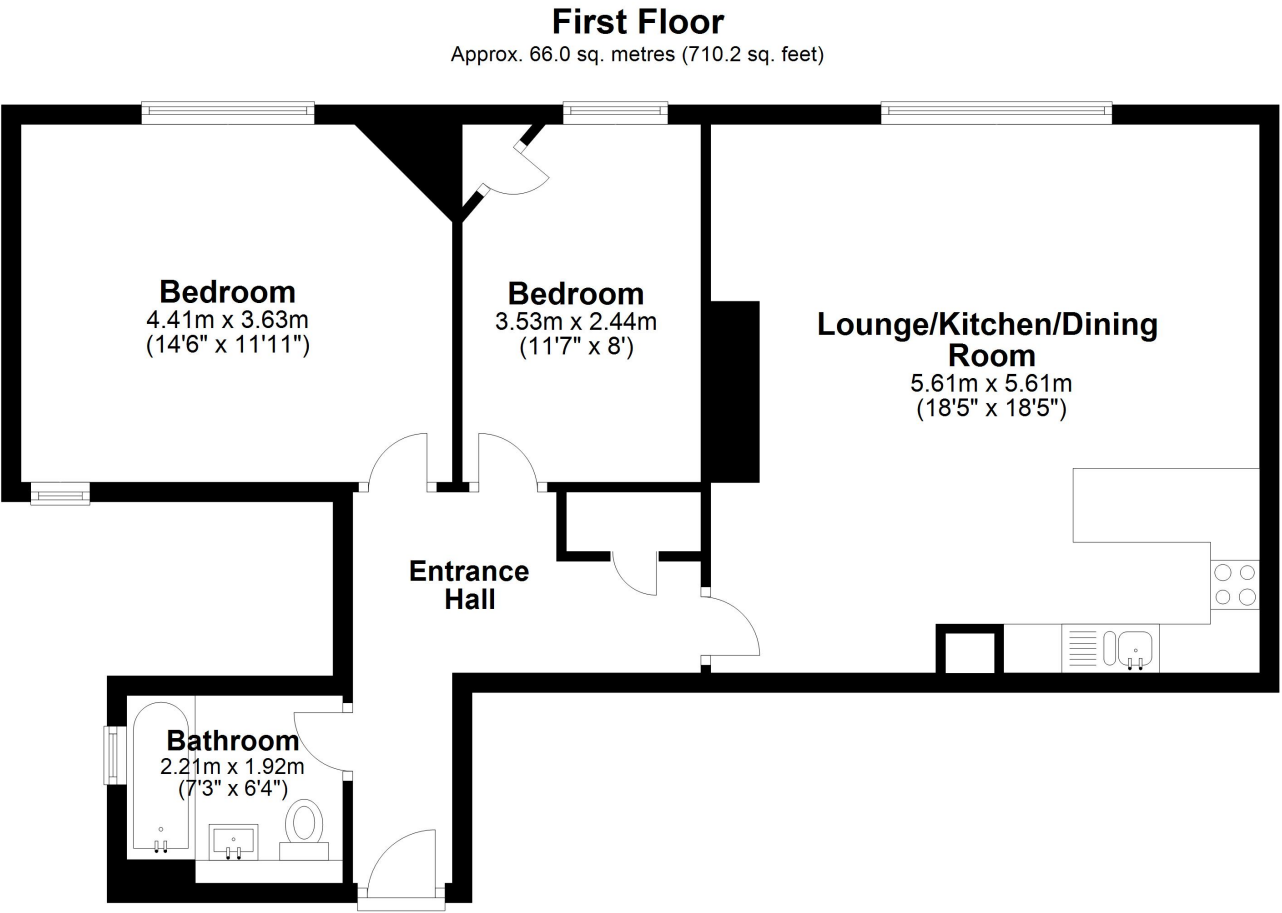
11' 7" x 8' 0" (3.53m x 2.44m)

Bathroom

7' 3" x 6' 4" (2.21m x 1.93m)

Bedroom

14' 6" x 11' 11" (4.42m x 3.63m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

