



Flat 4, 1 Grimston Gardens, Folkestone, Kent, CT20 2PT

EPC Rating = E

Price £895 PCM





This first floor one bedroom apartment forms part of an attractive period building conversion, set in the highly sought after Grimston Gardens in Folkestone's desirable West End. The property offers well-planned accommodation, including an entrance hall with a useful study area, a living/dining room that opens onto a modern, fitted kitchen, a double bedroom, and a bathroom. Residents also enjoy access to the beautifully communal gardens in the centre of Grimston Gardens. Ideally located within walking distance of the town centre, seafront and high-speed rail links to London, this apartment is perfect for a professional tenant or couple seeking to live in a prime location. EPC RATING = E

**Price £895 PCM**

**Property Type** Apartment

**Receptions** 1

**Bedrooms** 1

**Bathrooms** 1

**Parking** On street

**Heating** Electric

**EPC Rating** E

**Holding Deposit** £206.00

**Deposit** £1,032.00

**Council Tax** Band B

Folkestone & Hythe District Council



The accommodation comprises  
Communal entrance hall

First floor  
Hallway/Study area

8' 8" x 5' 10" (2.64m x 1.78m)

Living/Dining room  
13' 9" x 11' 11" (4.19m x 3.63m)

Kitchen area  
8' 3" x 7' 11" (2.51m x 2.41m)

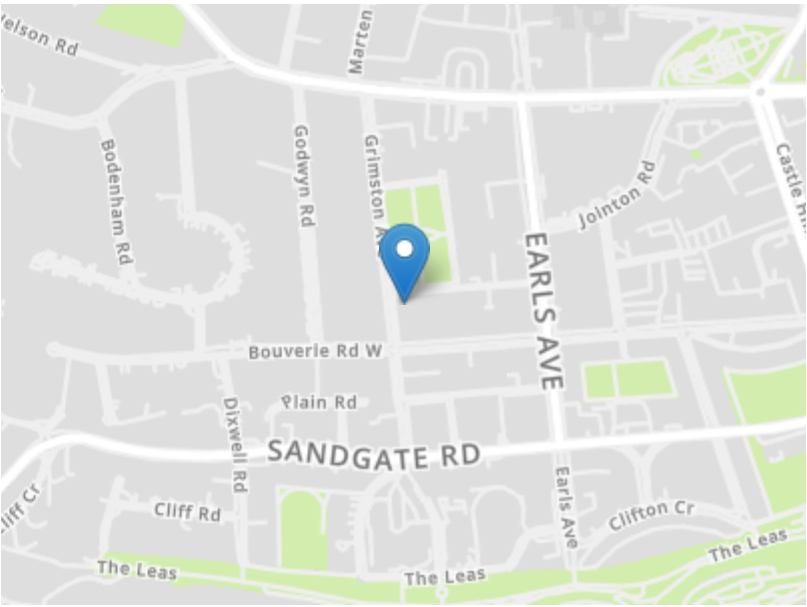
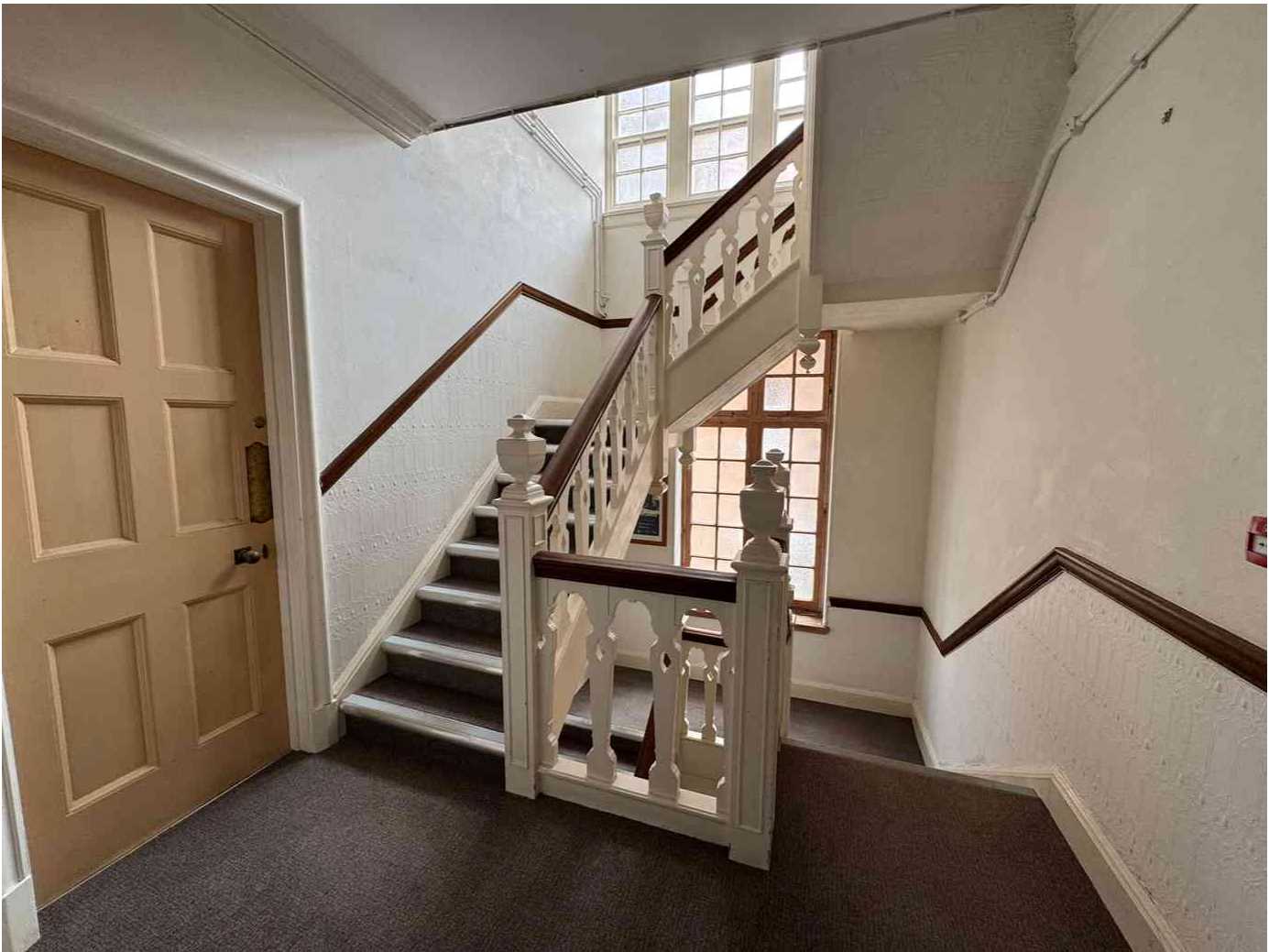
Bedroom one  
11' 11" x 8' 10" (3.63m x 2.69m)

Bathroom  
8' 5" x 4' 3" (2.57m x 1.30m)

Outside  
Access to communal gardens



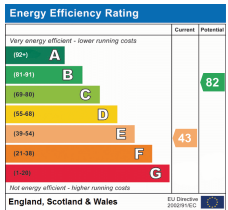




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