



GUILDCREST ESTATES



115 Pleydell Gardens, Folkestone CT20 2DN



**Pleydell Gardens, Folkestone
CT20 2DN**

£250,000

This beautifully refurbished, second-floor Victorian apartment effortlessly blends classic architectural features with stylish modern touches. Positioned in the sought after Pleydell Gardens, it presents a fantastic opportunity to enjoy life by the sea while being at the centre of Folkestone's vibrant atmosphere.

Inside, you'll find a light-filled, generously proportioned living area that is open plan with lounge and kitchen/diner, perfect for both quiet evenings and entertaining. The sleek, modern kitchen comes fully equipped with integrated appliances and induction hob.

With two spacious double bedrooms, this elegant home is ideal for couples, professionals, or those in search of a sophisticated coastal getaway. The family bathroom is modern, with white sanitaryware.

The property has been fully refurbished to a high standard with luxury vinyl flooring and carpet throughout.

Set above a commercial premises in one of Folkestone's emerging hotspots, the apartment is superbly located for immediate access to the town's mix of independent cafes, restaurants, shops, main line station, all within walking distance.





For commuters, Folkestone Central Station offers high-speed rail links to London St Pancras in under an hour (approx. 54 minutes). The nearby M20 and frequent coach services also provide excellent road connections.

Further adding to its appeal, the apartment includes an allocated parking space, a rare find in such a central setting.



Whether you're a first-time buyer, expanding a property portfolio, or looking for a stylish retreat by the coast, this home offers an ideal combination of character, convenience, and coastal living.

Share of Freehold
Mains Water, Sewer, Electricity, Gas with Gas Central Heating
Fixed Wireless Broadband
Service Charge £1,090 per annum
645 sq ft



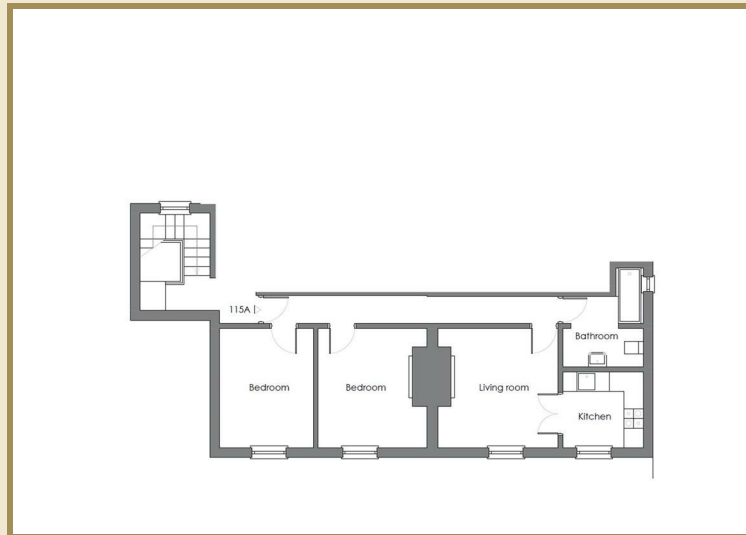
Key Features


- Cosy and elegant two-bedroom apartment
- Beautifully refurbished Victoria apartment
- Conversion by Woodchurch Property Developers
- Allocated parking space
- Prime location close to Folkestones seafront shops and amenities
- Feature fireplaces
- Brand new kitchen with appliances
- Brand new bathroom with heated towel rail
- Easy access to transport links
- Second floor apartment


Important Information

Freehold
 Apartment - Above Shop
 645.00 sq ft
 Council Tax Band A
 EPC Rating C
 Service Charge £1090.00 per annum

£250,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.