



GUILDCREST ESTATES



115 Pleydell Gardens, Folkestone CT20 2DN



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Pleydell Gardens, Folkestone CT20 2DN

£285,000

Situated in the sought-after Pleydell Gardens and just moments from the seafront, this beautiful, Victorian, fully refurbished first-floor apartment with a balcony, offers a rare opportunity to enjoy modern coastal living in the heart of thriving Folkestone.

Full of charm and character, the property retains its original front door with elegant glass panels, creating an inviting first impression.

Inside, the apartment features a light-filled lounge, with original feature fireplace and doors leading out onto the balcony.

Adjoining the lounge is a new bespoke fitted kitchen with contemporary units and an integrated appliances. The kitchen also benefits from patio doors to the balcony, flooding the space with natural light.

There are two generous double bedrooms, both with built-in storage and doors opening onto a private balcony, perfect for enjoying sea breezes and scenic views. The good sized family bathroom has modern white sanitaryware.

Additional storage is available in the hallway providing plenty of practical space throughout the home.





The private balcony, running the full width of the property, offers glorious sea views and a peaceful outdoor retreat.

This apartment is just a short stroll from Folkestone's town centre, seafront promenade, the vibrant Creative Quarter, cafes, bars and shops. The main line station is just a 15 minute walk, making it a breeze for commuters. This property would make a wonderful home, holiday home and a great investment opportunity.

Folkestone boasts excellent transport links to London and Europe. High-speed trains to London St Pancras in under an hour, easy access to the M20 motorway, and regular coach services. Only 8 miles to the Eurotunnel and 10 miles to The Port of Dover.

To register your interest, arrange a viewing or for more information on this property call us today on 01843 272200.



Share of Freehold
Council Tax Band - A
Mains Water, Sewer, Electricity, Gas
818 sq ft



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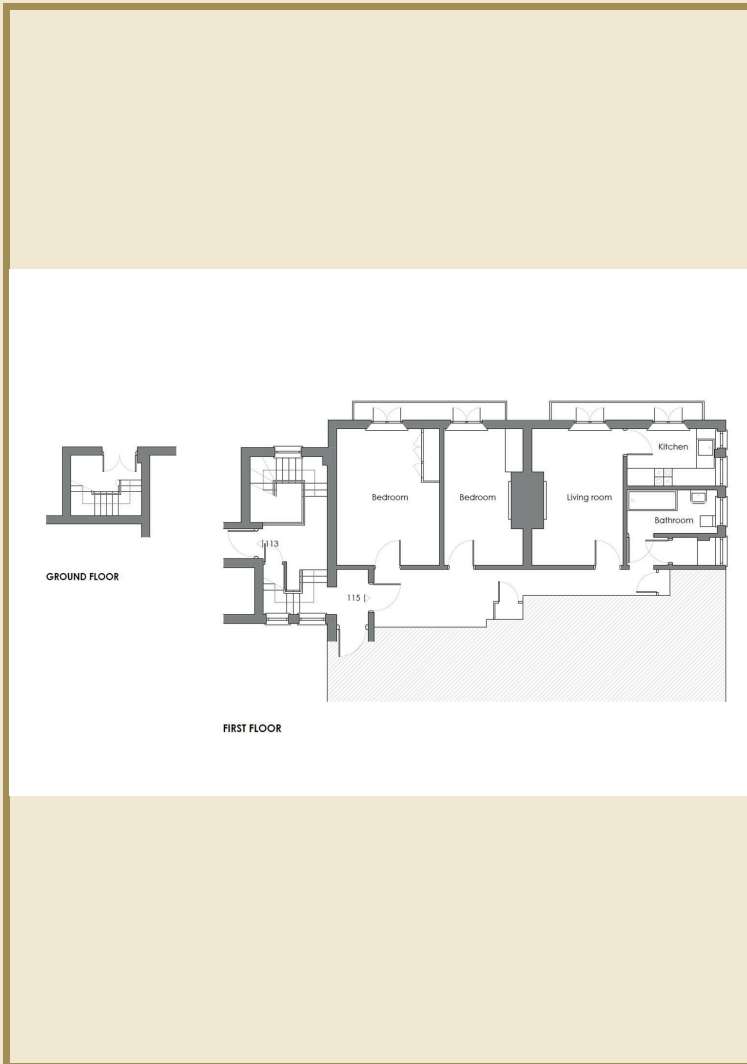
Key Features

- Cosy and elegant two-bedroom apartment
- Beautifully refurbished Victorian apartment
- Conversion by Woodchurch Property Developers
- Allocated parking space
- Prime location close to Folkestones seafront shops and amenities
- Feature fireplace
- Private balcony
- Brand new kitchen with appliances
- Easy access to transport links
- First Floor Apartment

Important Information

Freehold
Apartment - Above Shop
818.00 sq ft
Council Tax Band A
EPC Rating C

£285,000



| 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 | | |
| | 78 | 81 |
| 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 | | |



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