



**APT 1 WESTBROOK HOUSE,
58-60 SHORNCLIFFE ROAD**

£1,250 pcm

- 2 BEDROOM APARTMENT
- MODERN FITTED KITCHEN
- OPEN PLAN LOUNGE & KITCHEN
- FRENCH DOORS TO ASTRO TURF GARDEN
- MASTER BEDROOM & EN-SUITE
- SECOND BEDROOM & EN-SUITE



Mail
102 Sandgate Road,
Folkestone,
Kent
CT20 2BW

Tel
01303 212020



Web
motis-estates.com



e-mail
sales@motis-estates.com



Residential Sales
Residential Lettings
Commercial
Professional Services

Apartment 1 Westbrook House, 58 – 60 Shorncliffe Road, Folkestone, Kent CT20 2NQ

Description

A TWO BEDROOM LOWER GROUND FLOOR APARTMENT FORMING PART OF A NEWLY CONVERTED DEVELOPMENT REFURBISHED TO A VERY HIGH SPECIFICATION OFFERING CONTEMPORARY LIVING COMBINED WITH MANY ORIGINAL FEATURES AND LOCATED IN THE SOUGHT AFTER WEST END AREA OF FOLKESTONE

This stunning executive style apartment is conveniently located close to Folkestone West Station and its high speed rail links to London and M20 connections.

This light and airy newly converted lower ground floor apartment is being offered unfurnished and comprises a hallway, a large open plan lounge to modern fitted kitchen offering an integrated electric oven, electric induction hob. There are French doors leading to the garden with astro turf.

The double master bedroom has an en-suite and second double bedroom. The apartment benefits from gas central heating and has one allocated car parking space.

REGRETFULLY NO SMOKERS OR PETS.

Please note the following fees apply when renting a property:-

1. Reference fee of £120 inc VAT for the first applicant and £60 inc VAT for each additional applicant over the age of 18 living at the property.
2. First month's rent in advance. £1,250.00
3. Security deposit equivalent to six weeks rent (refundable upon exit unless required for repairs) less £150 inc VAT check-out fee. £1,750.00
4. Contract fee of £180 inc VAT

Tenure AST Let Only

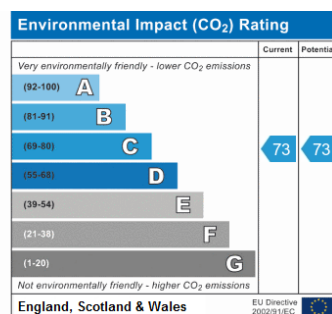
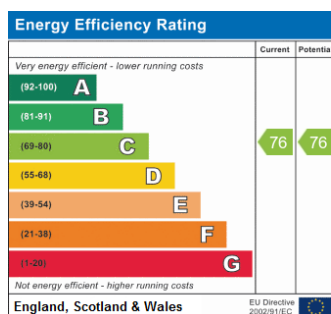
Postcode CT20 2NQ

Viewings Strictly by appointment only -
Property Reference MOTIS 3086

Opening Hours:

Monday - Friday 9.00 - 5.30

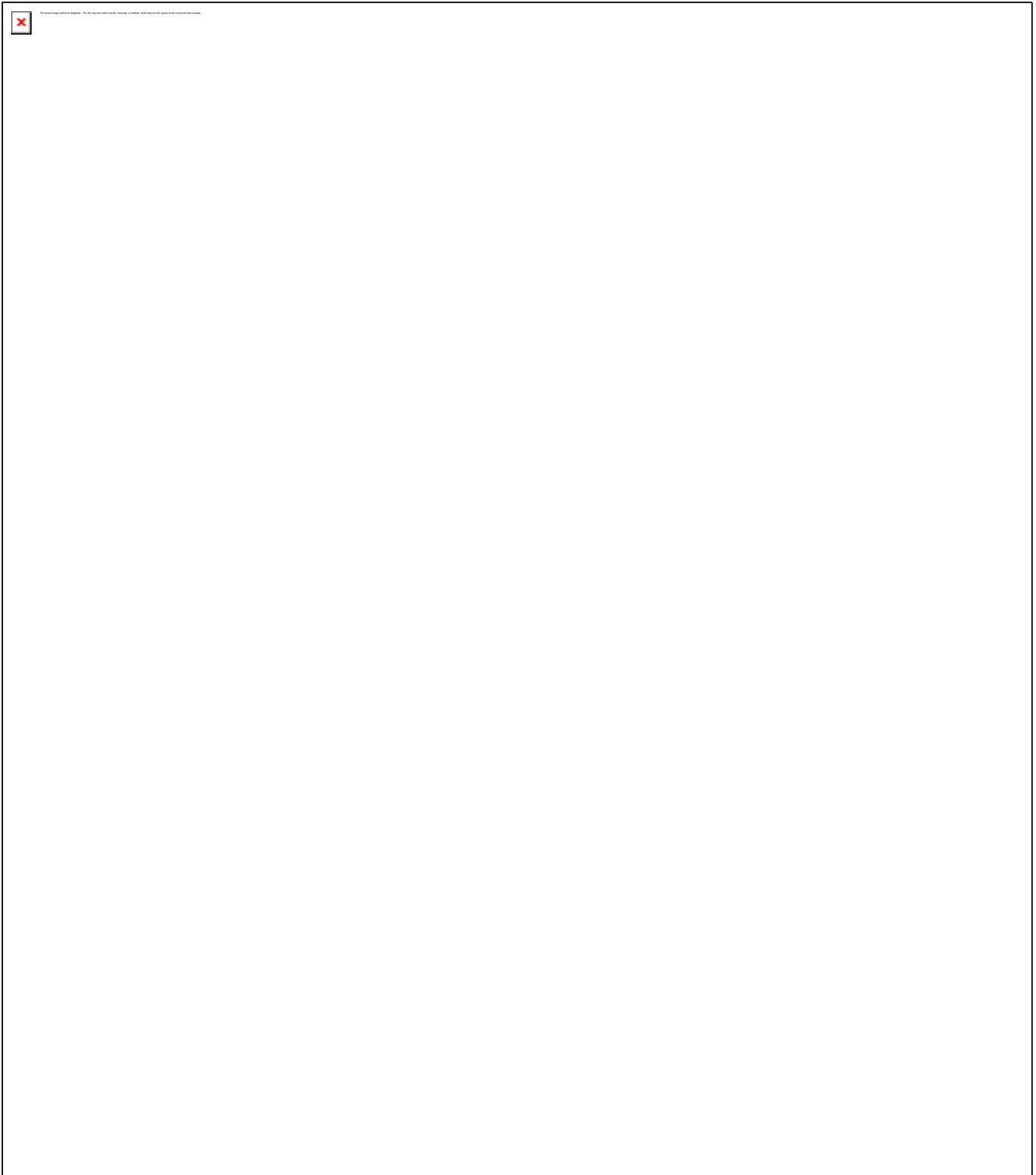
Saturday 9.00 - 3.00











IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

Mail
102 Sandgate Road,
Folkestone,
Kent
CT20 2BW

Tel
01303 212020



Web
motis-estates.com



e-mail
sales@motis-estates.com



Residential Sales
Residential Lettings
Commercial
Professional Services

Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co
Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

