



## 23 GRIMSTON GARDENS, FOLKESTONE

**£1,250 per month**

A beautifully finished, newly renovated two-bedroom apartment located in the sought after West End.



# 23 Grimston Gardens Folkestone CT20 2PU

**TWO DOUBLE BEDROOMS , NEWLY RENOVATED , MODERN  
INTERIOR , LARGE LIVING SPACE , COMMUNAL GARDENS , WEST  
END LOCATION**

## Description

A beautifully finished, newly renovated two-bedroom apartment located in the sought after West End. This two-bedroom apartment is situated on the second floor and is arranged over a split level. An entrance hallway as you enter the property which leads onto an outstanding lounge/dining area which looks over the rear communal gardens and a refurbished original fireplace in the centre of the room. The lounge opens into the fully fitted kitchen with integrated appliances including washing machine, fridge/freezer and oven, hob with extractor fan. The kitchen has been finished to a high specification with black chrome touches. Down to the split level is a nice study/office space which goes into another hallway which leads off onto the master bedroom, WC and bathroom alongside a large storage cupboard. The bathroom includes a hand basin and bath with shower over and tile surround the bath. The property is decorated neutrally throughout with new grey carpets in the bedrooms, vinyl in the bathroom and light laminate flooring throughout the hallways and lounge/kitchen. The property is located opposite Grimston Gardens and comprises a communal garden to the rear. No pets, non-smokers and working tenants. Call Motis Estates on 01303 212020 to organise a viewing. The tenant is responsible for:- a) Rent - should be paid at regular, specified intervals. The amount charged will usually be equally split across the tenancy. b) A Refundable Tenancy Deposit - 5 weeks deposit paid prior to the start of the tenancy. c) A Refundable Holding Deposit - 1 weeks holding deposit to secure the property - this is due before the referencing commences (please note - if your referencing is declined the 1 weeks Holding Deposit will not be refunded). The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by the Landlord or Agent (unless otherwise agreed in writing). d) Default Fees - Late payment of rent over 14 days overdue or a lost key/security device giving access to the housing. When notice is served - Rent paid throughout the notice period of 2 months is payable for the full term, unless a new tenant can move into the property, the rent is due up until the day before the new tenant moves in. e) Changes to the tenancy - If a tenant is added or removed from the tenancy or permission to keep pets on the property this will be £50 inclusive of Vat to amend the tenancy agreement. f) Early Termination - If the tenant terminates the tenancy early and the Landlord agrees, all rents until the end of the contract as well as any marketing, referencing, inventory and check out costs. g) Council Tax, Utility and communication services - Paying the bills in accordance with the tenancy agreement, which includes the Council Tax, utility payments (gas, electricity, water) and communication services (broadband, TV, Phone)

**Tenure** AST Let Only

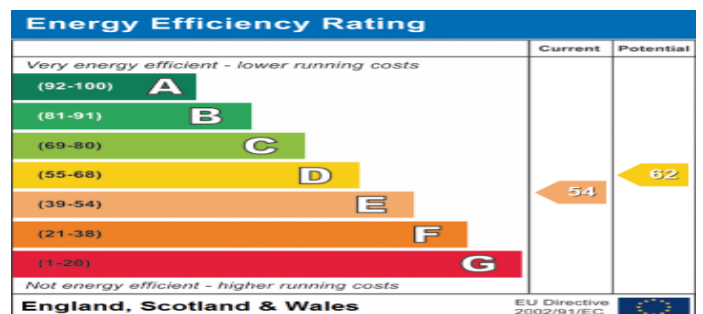
**Postcode** CT20 2PU

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004244

## Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



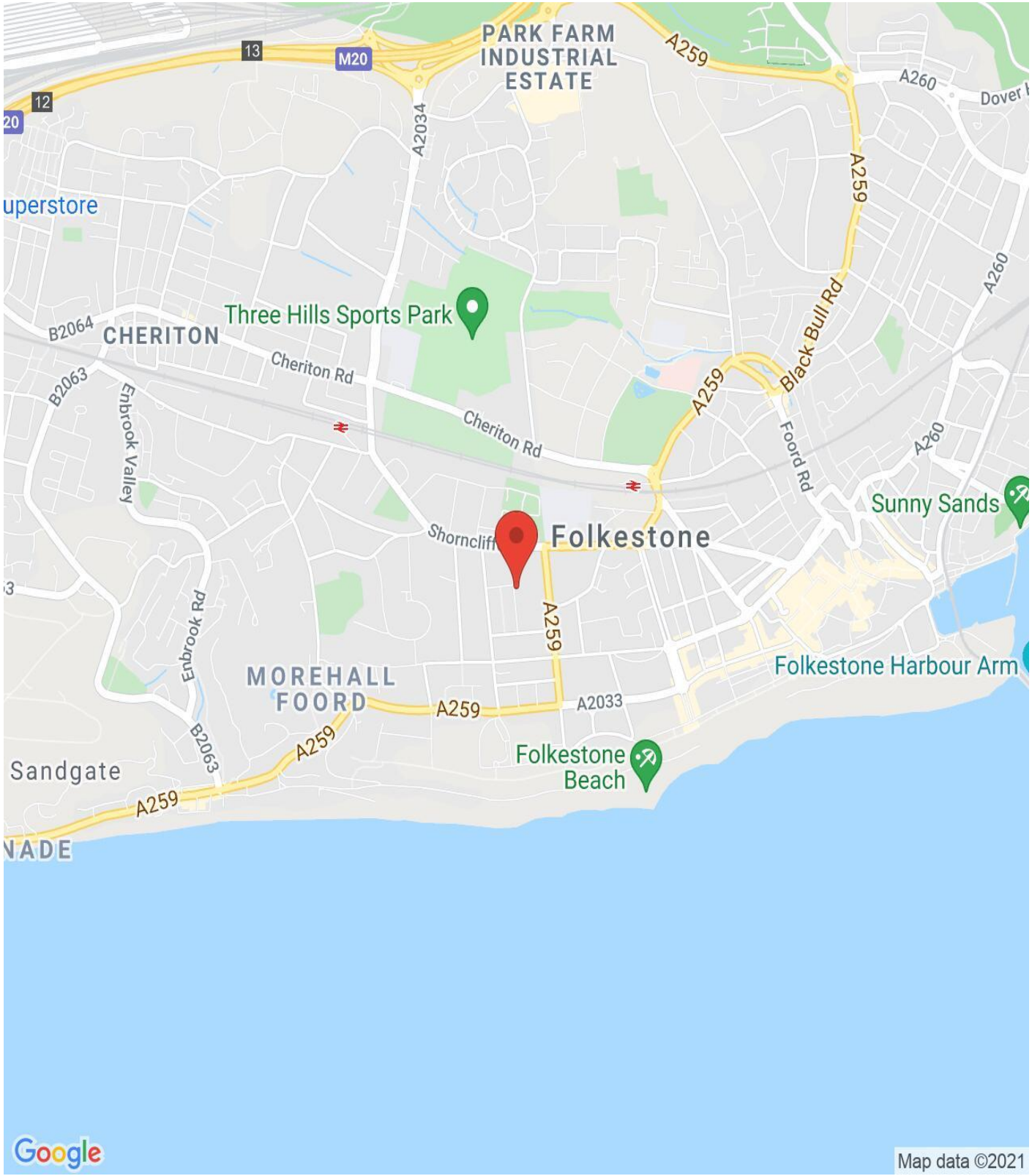












**IMPORTANT NOTICE**

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.

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