



17 EARLS AVENUE, FOLKESTONE

£1,150 per month

A contemporary three-bedroom apartment in Folkestone's West End.



17 Earls Avenue Folkestone CT20 2HG

**THREE BEDROOMS , SEPARATE W/C , HIGH SPEC FINISH , CLOSE
TO TRANSPORT LINKS , CLOSE TO THE TOWN CENTRE ,**

Description

This contemporary three-bedroom apartment in Folkestone's West End offers a stylish and comfortable space ideal for modern lifestyles. Situated in a desirable location, it combines convenience with a touch of luxury.

Upon entering, you are greeted by a welcoming entrance hallway that leads into a spacious living area. The living room boasts large windows, allowing plenty of natural light to flood the space and create an airy atmosphere. This is a space that is designed for relaxation and socializing with ample space for entertainment systems.

The open plan kitchen is equipped with modern appliances, sleek countertops, and ample storage, making it a functional and aesthetically pleasing space for culinary endeavours. The three bedrooms are well-appointed and designed with comfort in mind. The main bedroom offers a generous space, easily accommodating a queen or king-size bed, and comes with a built in wardrobe. The second bedroom is another good size, comfortable for a double bed. The third bedroom can serve as a guest room, home office, or a cosy space for a child.

The bathroom here is split between a bathroom and a separate w/c, the fixtures and fittings are modern throughout.

Located in Folkestone's West End, this apartment provides easy access to local amenities, including shops, restaurants, and public transportation options, Folkestone Central Station is within 10 minutes' walk. It is also be within close proximity to green spaces and the beach is only 15 minutes' walk!

No pets, no smoking, working tenants preferred.

Contact 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 Managed

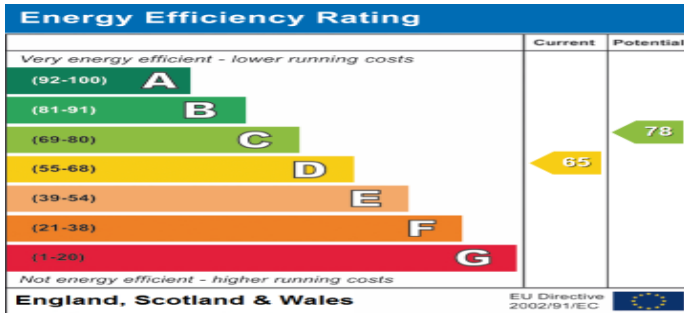
Postcode CT20 2HG

Viewings Strictly by appointment only -
Property Reference MOTIS_004941

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

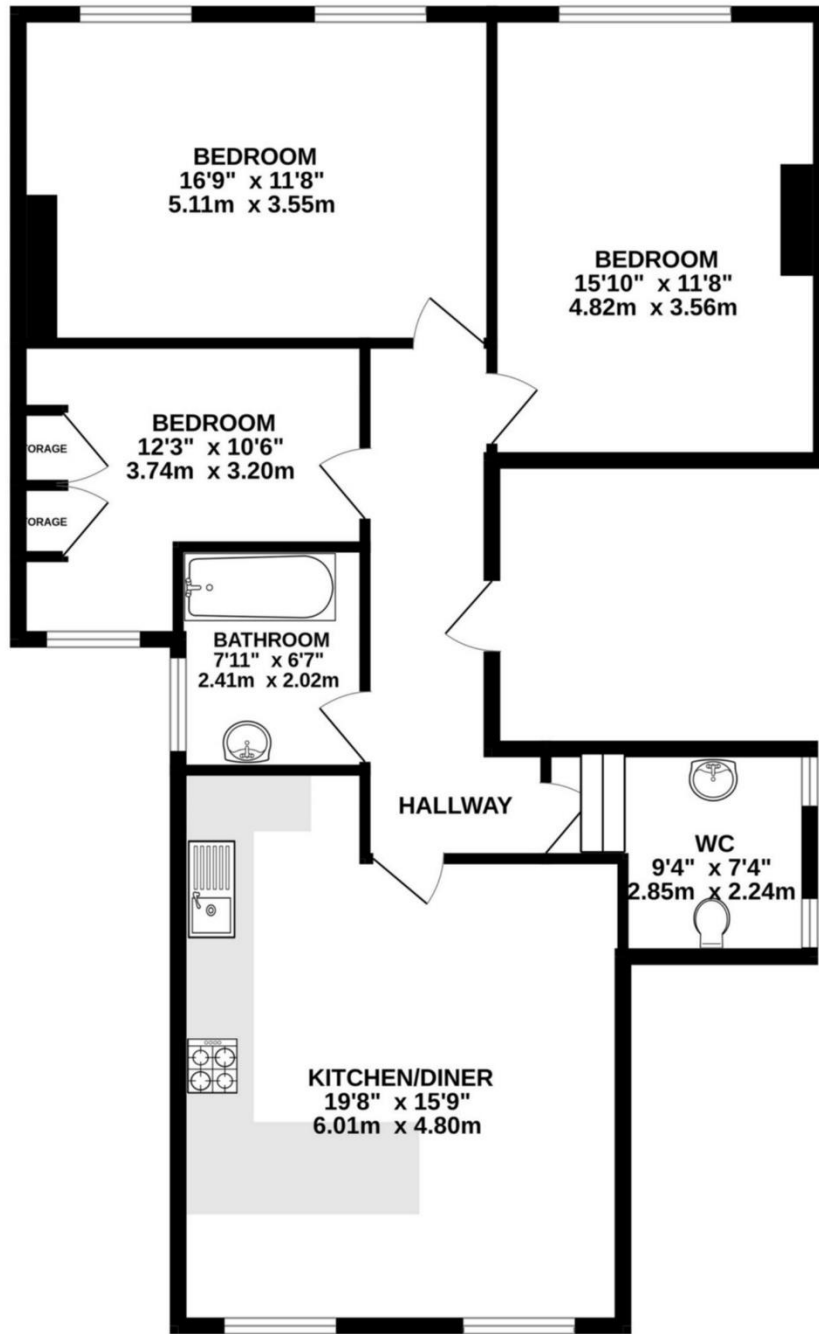






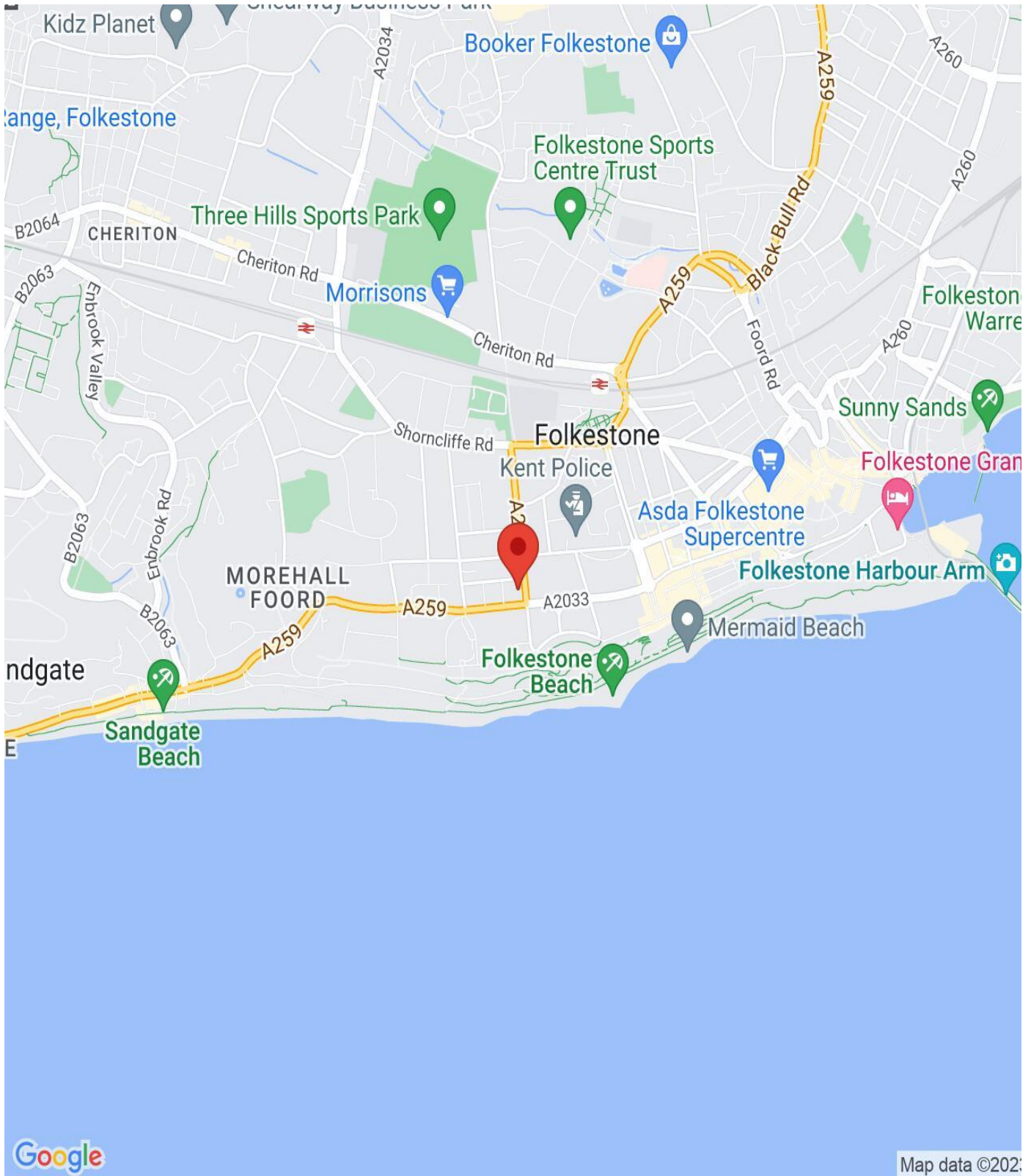


GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.