

£700 pcm

St. Michaels Court, Folkestone, CT20 1LY



- Available To View Now
- Close To Local Amenities
- Close To Local Shops
- Close To Public Transport
- Communal Garden
- Double Glazing
- Gas Central Heating
- Good Sized Bedrooms
- Un-Furnished
- White Bathroom Suite



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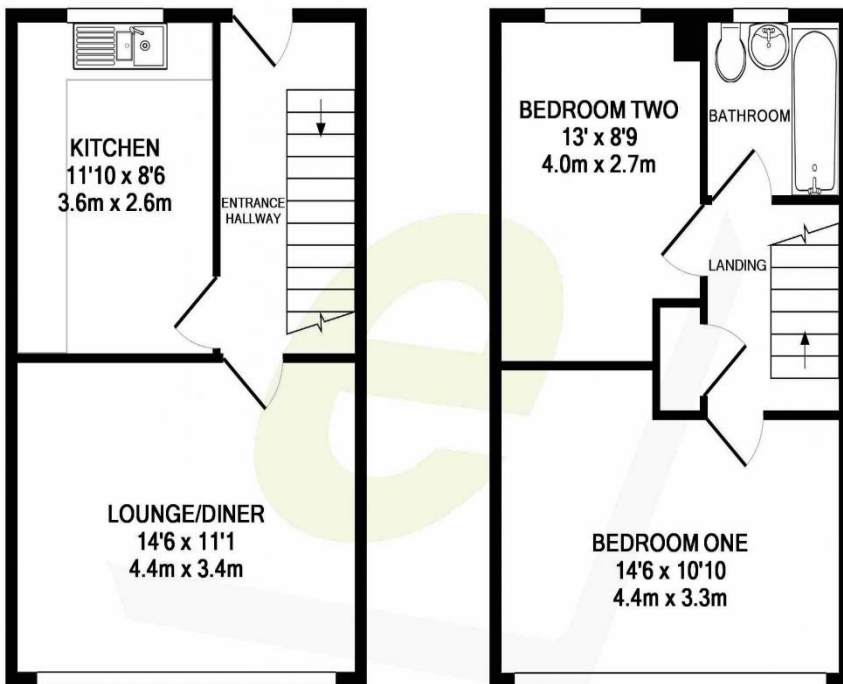
St Michaels Court is ideally positioned for easy access to the harbour and town centre and is offered in great order throughout. The development has secure entry doors with surrounding fencing creating a quiet and secure environment.

The front entrance has a secure entry system with intercom and fob access which leads to the main entrance and stairs to the first floor landing. The front door leads to the entrance hall which has stairs going up and doors to the kitchen and lounge. The kitchen has a good selection of wall and base units with built in hob and oven. The lounge is at the rear of the property and has a large window over looking the communal garden.

The first floor landing has doors to the bathroom and both bedrooms. The main bedroom is at the rear with bedroom 2 at the front as well as the bathroom which has a white suite with a shower and screen over the bath.

Other benefits to note are double glazing, gas central heating, communal gardens and a useful secure storage shed.

The property is available to view immediately so call or email us today!



Lounge 4.4m x 3.4m (14'5" x 11'2")

Kitchen 3.6m x 2.6m (11'10" x 8'6")

Bedroom 1 4.4m x 3.3m (14'5" x 10'10")

Bedroom 2 4.0m x 2.7m (13'1" x 8'10")

GROUND FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
76	85	74	83
Very energy efficient - lower running costs (92-100) 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		Very environmentally friendly - lower CO2 emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO2 emissions	
UK EU Directive 2002/91/EC		UK EU Directive 2002/91/EC	

DISCLAIMER:
Under the Property Misdescription Act 1991 we endeavour to make our property details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The owner does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the them. Services, fittings and equipment referred to in the property details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the owner.