



Flat 4, 6 Augusta Gardens, Folkestone  
£310,000





# Flat 4

6 Augusta Gardens, Folkestone

STUNNING THREE BEDROOM APARTMENT IN FOLKESTONE'S STYLISH WEST END BACKING ON TO COMMUNAL GARDENS! Miles & Barr are delighted to market this immaculate property which perfectly blends the properties original period features with modern day living. The property is finished to a high standard throughout and ready for someone to move in and enjoy straight away as well as being ready made for anyone working from home. Augusta Gardens is a highly sort after residential street made up of grand Victorian buildings each unique to the next and benefits from a large communal garden with lawn and established trees. It is ideally situated just a moments walk to the town centre & station plus similar distance to the seafront. Inside the accommodation is arranged around a large central hallway. To the rear, over looking the gardens is the open plan living space with original fireplace and adjacent kitchen which is well equipped with range of integrated appliances. There are three bedrooms, two large doubles with original features and a third bedroom which is currently used as a home studio but would make a great office. To complete the picture of this beautiful home there is a modern family bathroom. For further details or to arrange a viewing call sole agents Miles & Barr.

- Perfectly Situated Close To The Station, Town & Seafront
- Two Double Bedrooms Plus Third Which Is A Home Office
- Overlooking Communal Gardens
- Private Balconies Front & Back
- Contemporary Style Fusing Unique Period Features With A Modern Finish







## External

## Entrance Hall

## Living Room

Dimensions: 5.39m x 4.85m (17'8" x 15'10").

## Kitchen

Dimensions: 3.61m x 1.63m (11'10" x 5'4").

## Bedroom One

Dimensions: 4.85m x 3.46m (15'10" x 11'4").

## Bedroom Two

Dimensions: 3.46m x 2.52m (11'4" x 8'3").

## Bedroom Three

Dimensions: 2.21m x 2.16m (7'3" x 7'1").

## Bathroom

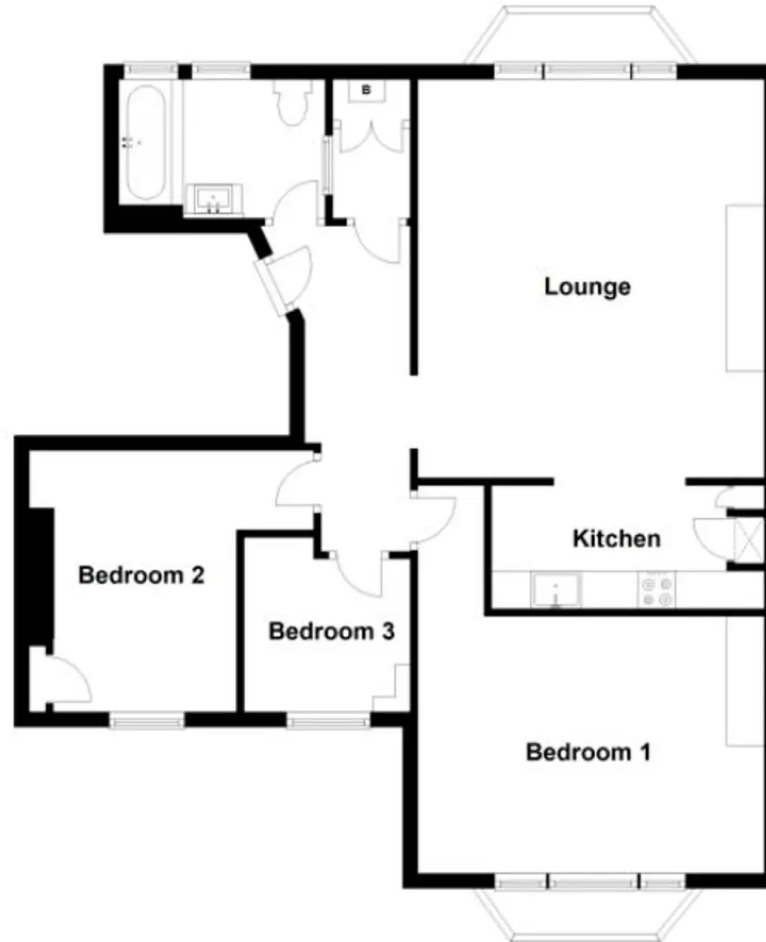
Dimensions: 2.75m x 1.86m (9'0" x 6'1").

## Communal Garden



## Second Floor

Approx. 78.8 sq. metres (848.7 sq. feet)



## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)