



**FLAT B, 27 GRIMSTON AVENUE,  
FOLKESTONE**

**£595 pcm**

**A CHARMING FIRST FLOOR FLAT SITUATED IN THE  
WEST END WITH DOUBLE BEDROOM AND  
COMMUNAL GARDEN**



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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

# Flat B, 27 Grimston Avenue Folkestone, Kent CT20 2QD

## Description

This lovely first floor flat situated in the West End of Folkestone, very convenient for the town centre and offers a delightful double bedroom and use of the communal garden and shed.

The kitchen has a gas hob and oven, dishwasher and microwave - none of which are the responsibility of the landlord to maintain or replace. The property has gas and electric storage heating as well as double glazing.

Folkestone train station is within five minutes walking distance and offers high speed links to Ashford and London.

REGRETFULLY NO CHILDREN, NO SMOKERS OR PETS.

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

1. Reference cost of £120 inclusive of VAT for the first applicant and £60 inclusive of VAT for each additional applicant over the age of 18 living at the property.
2. First month's rent in advance £595.
3. Security deposit equivalent to six weeks rent (refundable upon exit unless required for repairs) less £150 inclusive of VAT check out cost. £900.
4. Contract cost of £180 inclusive of VAT

**Tenure** AST Managed

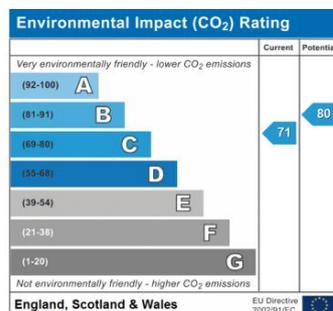
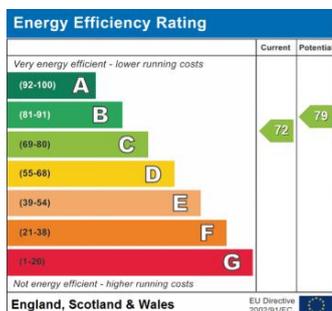
**Postcode** CT20 2QD

**Viewings** Strictly by appointment only -  
Property Reference MOTIS 3026

## Opening Hours:

Monday - Friday 9.00 - 5.30

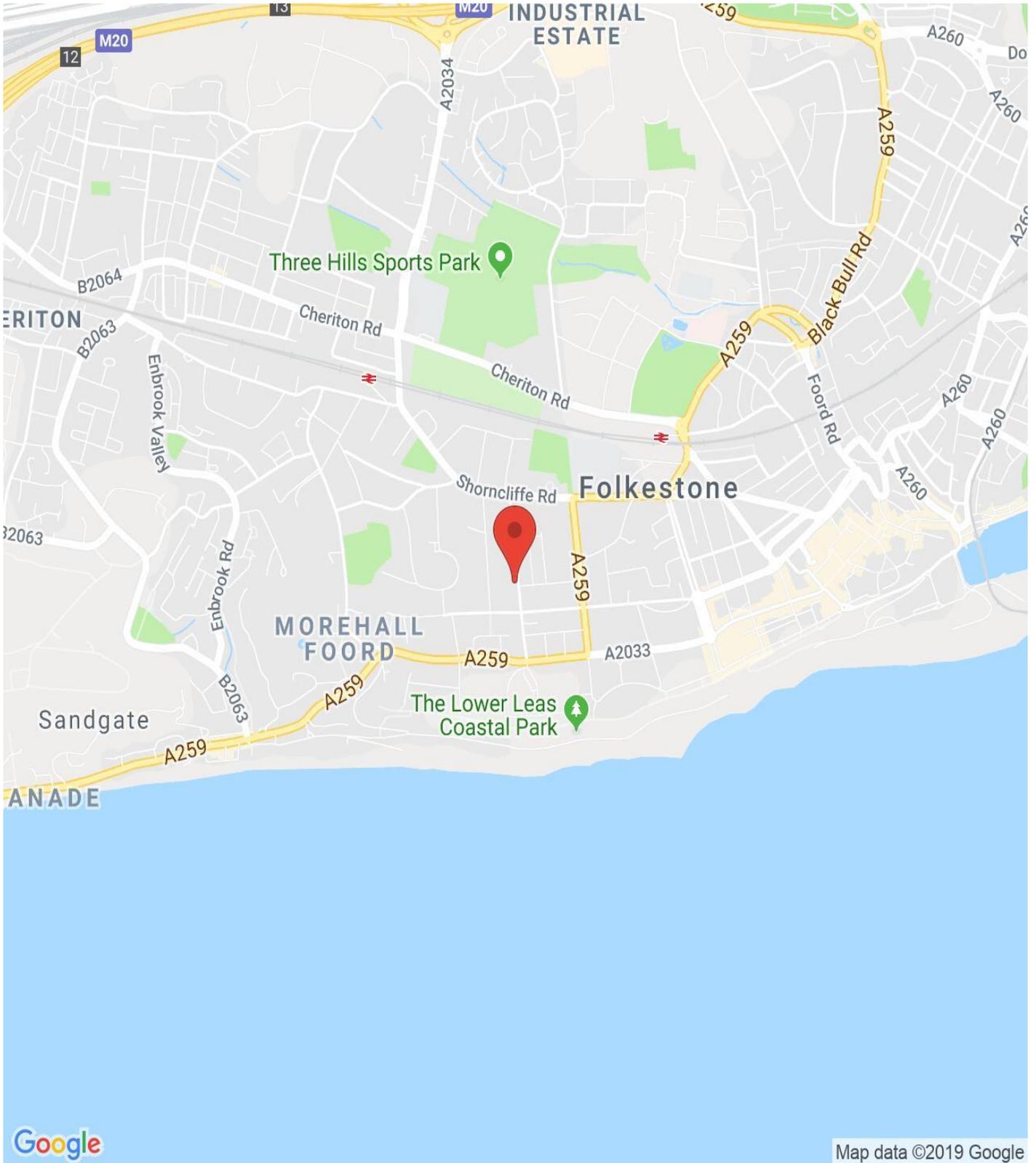
Saturday 9.00 - 3.00











**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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