



**LAUREL COURT, 24 STANLEY ROAD,
FOLKESTONE**

£120,000 Leasehold

**TWO BEDROOM RETIREMENT APPARTMENT WITH
FAR REACHING VIEWS**



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Laurel Court, 24 Stanley Road Folkestone CT19 4RL

RETIREMENT APARTMENT , PURPOSE BUILT , TWO BEDROOMS , TOP FLOOR , FAR REACHING VIEWS , RESIDENTS LOUNGE

Description

A second floor (top floor) retirement apartment with West facing views over well-kept gardens to the Downs beyond. There are two lifts to the second floor. ENTRANCE - front door opening to L-shaped ENTRANCE HALL with electric storage heater, hatch to roof space, entry phone system. Walk in storage cupboard with (Pulsa Coil) hot water tank, electric light, consumer unit and electric meter. LOUNGE/DINING ROOM - a westerly facing room with door and window opening onto Juliette Balcony and overlooking well tended gardens and to the Downs in the distance. Storage heater, tv aerial point. Glazed door to; FITTED KITCHEN - Westerly facing overlooking gardens and to the Downs beyond and having Stainless steel sink unit with mixer tap inset in worktop. Worktops to 3 sides with range of cupboards and drawers under, matching wall cupboards and tiled surrounds. Built in high level AEG electric oven and AEG electric hob with extractor hood over. Integrated fridge and separate freezer, Creda wall heater. BEDROOM ONE a double room with views over gardens, electric storage heater. BEDROOM TWO a double room with views over well-kept gardens and the Downs beyond. Double wardrobe cupboard with shelving and hanging space. Electric storage heater, tv aerial point. BATHROOM/SHOWER ROOM and having ¾ tiled walls, panelled bath with tiled surround, low level wc, wash basin inset in vanity unit with tiled splashback and wall mirror and electric light/shaver socket over, heated towel rail, tiled shower with curtain/rail and thermostatically controlled shower, creda wall heater and mirrored wall cabinet. COMMUNAL AMENITIES INCLUDE - Residents lounge, computer area, restaurant, laundry room, refuse room, well tended gardens and off road parking Lease 125 years from 1st September 2007 Maintenance Charges apply.

Tenure Leasehold

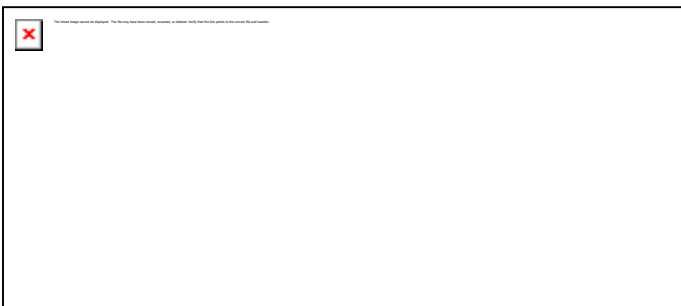
Postcode CT19 4RL

Viewings Strictly by appointment only -
Property Reference MOTIS_003567

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



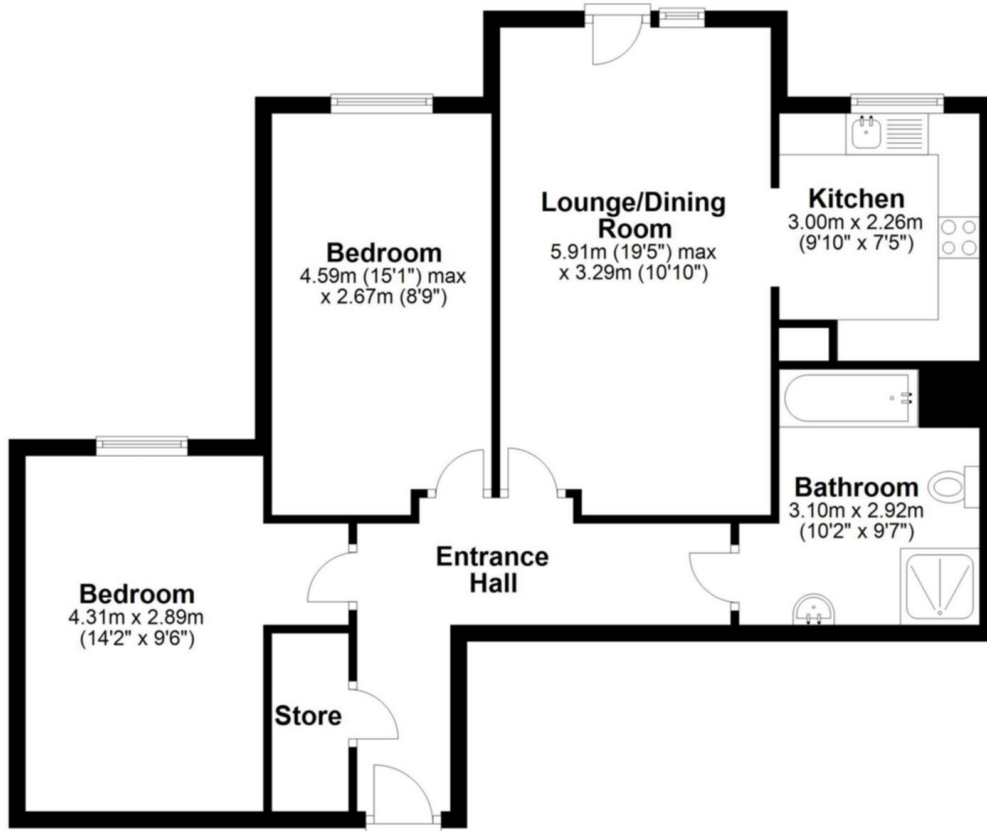






Second Floor

Approx. 74.0 sq. metres (796.8 sq. feet)



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.

Plan produced using PlanUp.



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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