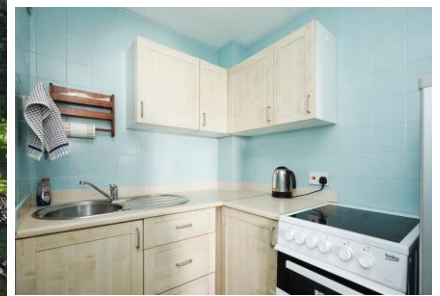


128 Homepine House

Sandgate Road, Folkestone, Kent, CT20 2XD



PRICE: £110,000

Lease: 139 years from 1983

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FOURTH FLOOR WITH BALCONY AND SEA VIEWS ALSO BENEFITTING FROM A LEASE EXTENSION

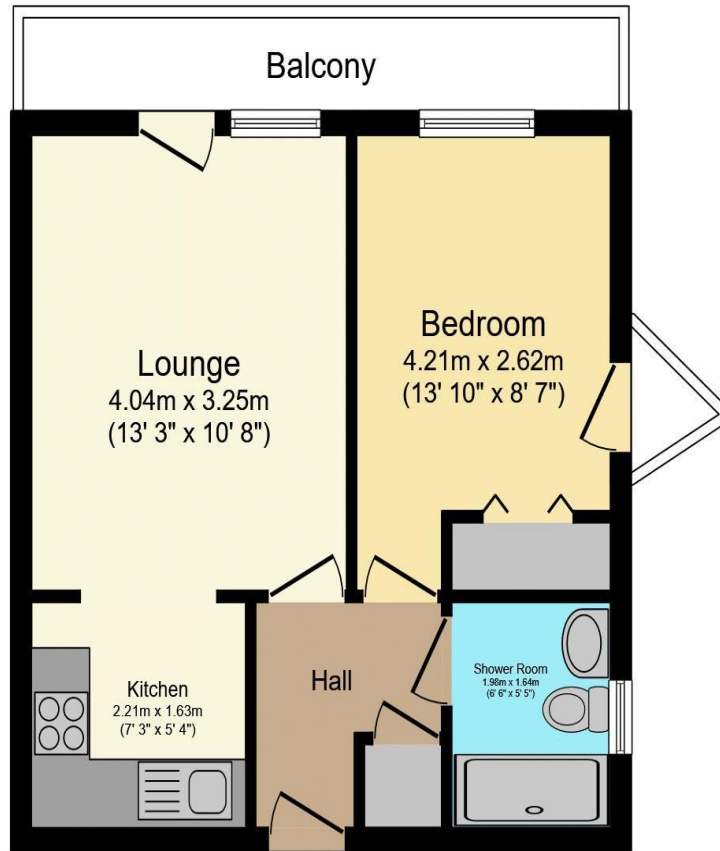
Homepine House was constructed by McCarthy & Stone (Developments) Ltd and comprises 138 properties arranged over 6 floors served by 3 lifts. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency.

For periods when the Development House Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Two communal Laundries
- 24 hour emergency Appello call system
- Minimum Age 60
- Visiting Development Manager
- 2 Guest Suites
- Lift to all floors
- Lease : 99 years from 1983
- Service Charge £2,706.72 Ground Rent £441.63



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 36.3 sq.m. (391 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/25

Annual Ground Rent:

£441.63

Ground Rent Period Review:

2027

Annual Service Charge:

£2,706.72

Council Tax Band:

B

Event Fees:

1% Transfer

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.