

## **112 Homepine House**

**Sandgate Road, Folkestone, Kent, CT20 2XD**



**PRICE: £110,000**

**Lease: 99 years from 1983**

### **Property Description:**

#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH BALCONY**

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.

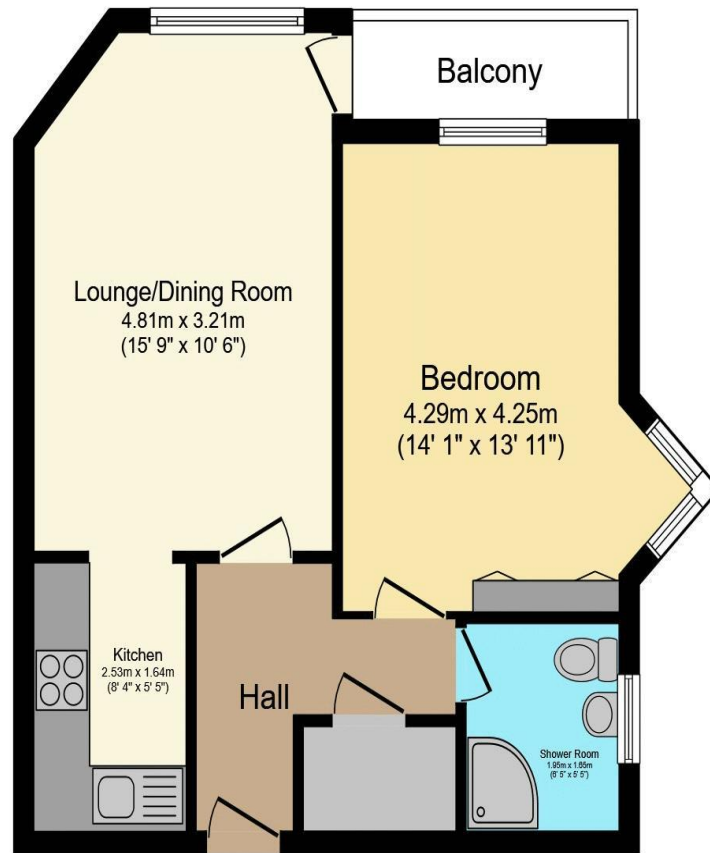
Residents' lounge  
Two communal Laundries  
24-hour emergency Appello call system  
Minimum Age 60  
Visiting Development Manager

2 Guest Suites  
Lift to all floors

Lease: 99 years from 1983



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



Total floor area 43.0 m<sup>2</sup> (463 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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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72 C	77 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£441.63**

**Ground Rent Period Review:**

**2027**

**Annual Service Charge:**

**£2706.72**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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