

## 21 Laurel Court

24 Stanley Road, Folkestone, Kent, CT19 4RL



**PRICE: £70,000**

**Lease: 125 years from 2007**

### Property Description:

#### **A ONE BEDROOM ASSISTED LIVING RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR**

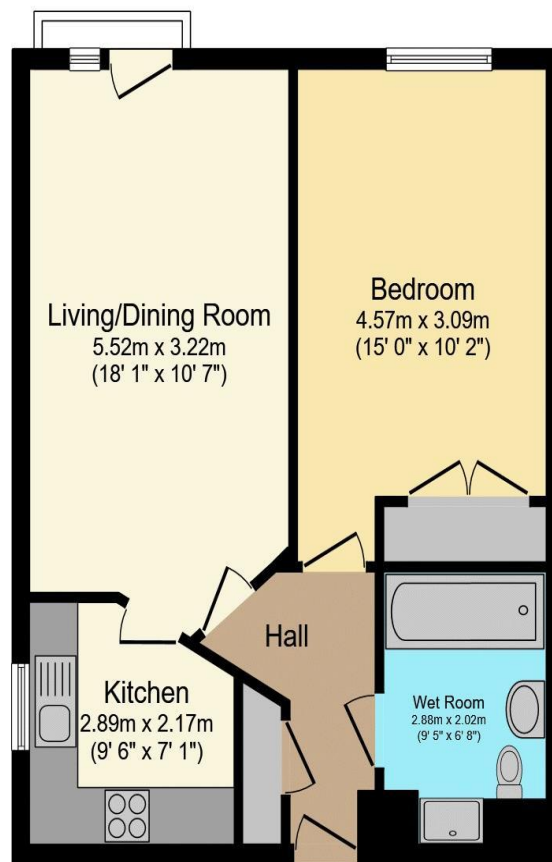
Laurel Court, McCarthy & Stone's Assisted Living development of one and two bedroom apartments offers residents the prospect of continued independence in a secure environment. Laurel Court comprises 70 properties arranged over 3 floors each served by lift. In addition to an Estates Manager there is a team of Assistant Estate Managers who between them provide 24 hour coverage. One hour a week of domestic help is provided for the residents in each apartment (included in the service charge). Additional domestic help can be purchased separately as required. It is a condition of purchase that the residents be over the age of 60 years or 60/50 if a couple. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Estate manager and assistants ( 24 hour cover )  
Residents' lounge, Function room and Restaurant  
Communal car parking and landscaped gardens

Minimum Age 60  
Security video camera entry and emergency call system  
Wheelchair accessible and battery car store  
Lease : 125 years from 2007



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



Total floor area 52.5 m<sup>2</sup> (565 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>	85 B	86 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£435.00**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£8,596.82**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer  
1% Contingency**

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