



Apartment 1, Marling Place 1 Terlingham Gardens,
Hawkinge, Folkestone, CT18 7UG
£315,000 NO CHAIN

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Apartment 1, Marling Place

1 Terlingham Gardens, Hawkinge, Folkestone

Marling Place is a contemporary styled two bedroom executive apartment for people aged 55 years or over, finished to a high specification while situated in a unique picturesque secure gated development.

Situation

Apartment 1 is situated within Terlingham Gardens an exclusive gated development surrounded by landscaped communal gardens yet within walking distance of all the amenities Hawkinge has to offer. Close by are a number of walks and rides over the surrounding idyllic countryside. The village of Hawkinge itself boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a Care Home. Leisure and socialising activities within the village include the Community Centre, Village Hall, Mayfly Public House, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. Bus services run to both the coastal port of Folkestone to the south and, to the north via the A2, to the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High-Speed Rail Link reduces travel time from Folkestone to London St Pancras via Ashford to some 59 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

Apartment 1 is ideally located on the ground floor of an exclusive contemporary style building offering exceptional accommodation with stylish quality fixtures and fittings. The apartment has a secure phone entry system for the main gates, while a large light and airy entrance hall leads to the apartment itself as well as a very useful spacious storage area. Also from here a door opens to a beautiful landscaped patio area with seating and views of the fountain. The accommodation itself consists of wide entrance hallway with two large storage cupboards, a spacious sitting area with three full height windows allowing a wonderful amount of natural light to flood through. There is an extensive quality fitted kitchen/dining room

with matching wall and base units with fully integrated Bosch fridge/freezer, dishwasher, induction hob, multifunction oven, combination microwave and a Siemens washer/dryer. Two double bedrooms one with a luxurious ensuite and a further equally luxurious family size bath/shower room. There is allocated parking for residents as well as visitor parking. Access to an external bike store.

Services

There is daily maintenance of all the landscaping, regular cleaning of the common areas and windows, bin/recycling services are all included as part of the service charge. Underfloor heating throughout the apartment.

Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Leasehold

Current Council Tax Band: B
EPC Rating: B

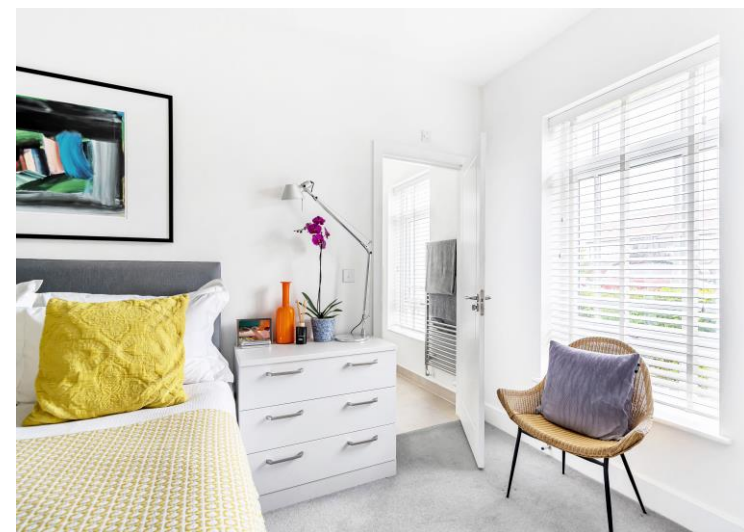
Lease and Service Charge

Remainder of 999 year Lease
Annual Service Charge £2414
Remainder of 10 Year NHBC warranty

Residential ownership is exclusively for those over 55 years of age.

Agents Note

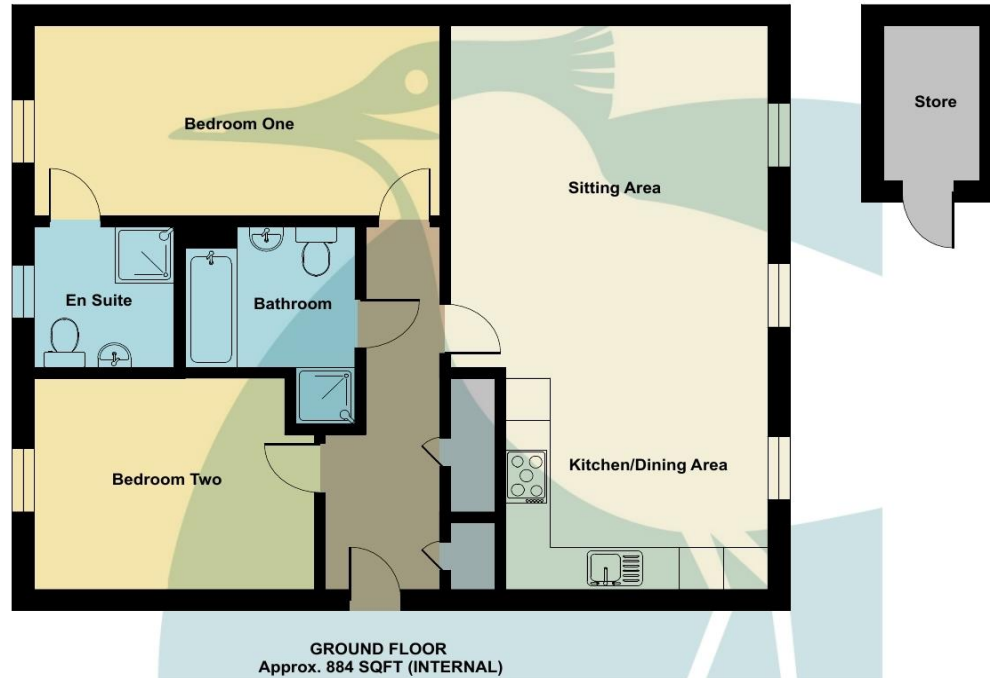
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**



Total Approximate Area = 884 sq ft / 82.1 sq m
Limited Use Area(s) = 31 sq ft / 2.9 sq m
For identification only - Not to scale



Sitting Area / Kitchen/Dining Area

26' 9" x 14' 4" (8.14m x 4.37m) (Open Plan)

Bedroom One

18' 3" x 9' 0" (5.57m x 2.75m)

En Suite

6' 9" x 6' 5" (2.05m x 1.95m)

Bedroom Two

12' 7" x 10' 3" (3.85m x 3.12m)

Bathroom

7' 7" x 6' 9" (2.32m x 2.05m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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