

**FOR SALE**



**Sandgate Road, Folkestone**  
**Asking Price Of £80,000**

  
**MARTIN&CO**

# Sandgate Road, Folkestone

Asking Price Of £80,000

- Leasehold 105 years remaining
- EPC B
- Council tax band B
- Service charge £3509.42
- Ground rent £395.00 per annum

**MARTIN&CO** are delighted to offer this one bedroom purpose built first floor retirement apartment to the market. Ideally located just a short stroll from the town centre, the property comprises lounge, kitchen,

MARTIN&CO are delighted to offer this one bedroom purpose built first floor apartment to the market. Ideally located just a short walk from Folkestone's town centre, the apartment comprises lounge, kitchen, bedroom and bathroom. Garden House has facilities including communal lounge, laundry room, house manager and communal gardens.

Garden House is just a short walk from the town centre where you will find a range of amenities including supermarkets, retail stores and a selection of places to eat and drink. The local bus station is located within the town centre and Folkestone Central is under a mile away.



LOUNGE 18' 11" x 10' 9" (5.77m x 3.28m)

KITCHEN 8' 5" x 7' 7" (2.57m x 2.31m)

BEDROOM 13' 7" x 9' 2" (4.14m x 2.79m)

BATHROOM 6' 10" x 5' 8" (2.08m x 1.73m)

TENURE We have been informed by our Vendor that the lease FOR THE PROPERTY has approximately 105 years remaining

SERVICE CHARGE We have been informed by our Vendor that the service charge is £3509.42 per annum.

GROUND RENT We have been informed by our Vendor that the ground rent is £395.00 per annum.

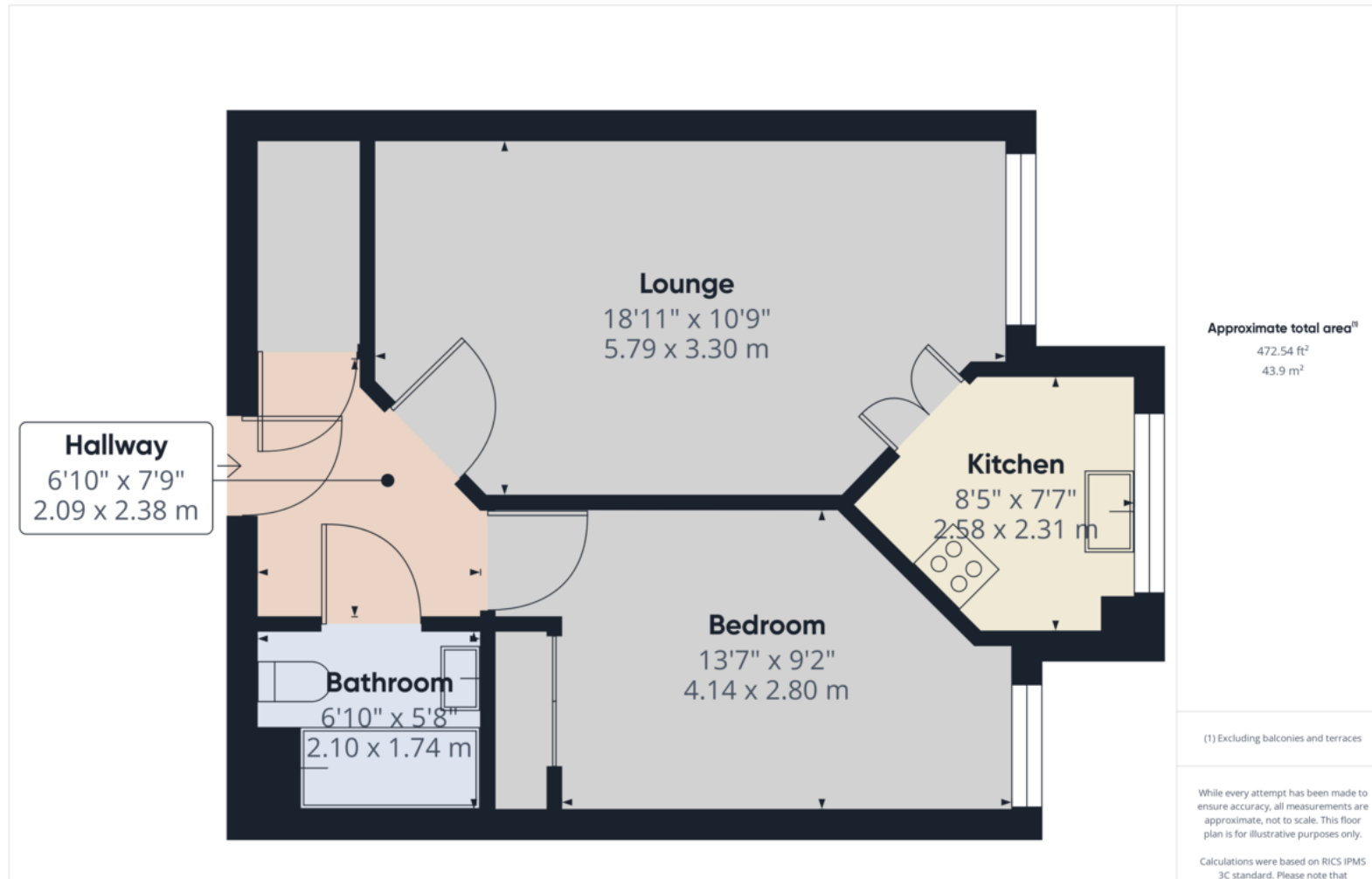
EPC EPC B

COUNCIL TAX BAND We have been informed the council tax band is rating B.

MONEY LAUNDERING REGULATIONS Intended Buyers will be asked to produce photographic ID as well as a recent proof of address and we would ask for your cooperation in order that there will be no delay in agreeing the sale (subject to contract)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		



## Martin & Co Folkestone

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.