



Garden House Court, Sandgate Road, Folkestone Kent, CT20 2FF

- PURPOSE BUILT GROUND FLOOR ACCOMMODATION
- ONE DOUBLE BEDROOM
- FITTED KITCHEN
- LEVEL WALK TO THE LEAS PROMENADE
- EPC B
- RETIREMENT APARTMENT
- SITTING/DINING ROOM
- COMMUNAL LOUNGE
- CONVENIENT FOR FOLKESTONE TOWN CENTRE
- VACANT POSSESSION

Guide Price £110,000

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DESCRIPTION

Nestled in the desirable Garden House Court on Sandgate Road, this stunning one-bedroom ground floor retirement property offers a perfect blend of comfort and convenience in Folkestone's charming West End. Built between 1990 and 1999, this modern apartment is in beautiful condition throughout, making it an ideal choice for those seeking a serene living environment.

The property features a well-appointed reception room that provides a welcoming space for relaxation and socialising. The bedroom is spacious and bright, ensuring a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to the needs of its residents.

Residents of Garden House Court benefit from a fantastic block that boasts modern facilities, enhancing the overall living experience. The property offers a unique opportunity for prospective buyers to acquire a long lease in a lovely community.

Conveniently located, this retirement property is just a short distance from Folkestone Town Centre and the train station, making it easy to access local amenities and transport links. Whether you are looking to downsize or seeking a tranquil place to enjoy your retirement, this property is a wonderful option that should not be missed.



Ground Floor



Viewings

Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	83	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.