



Apartment 6, 1 Marling Place, Terlingham Gardens  
Hawkinge, Folkestone, CT18 7UG  
O.I.R.O £340,000

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# Apartment 6, 1 Marling Place

A stylish and contemporary two-bedroom executive penthouse apartment, finished to a high specification and set within the exclusive gated development of Terlingham Gardens.

Exclusively for residents aged 55 and over, Terlingham Gardens provides a calm and secure community, where modern design meets peace of mind in an effortlessly maintained setting.

## Situation

Apartment 6 is set within Terlingham Gardens, an exclusive gated development surrounded by landscaped communal gardens, yet conveniently located within walking distance of Hawkinge village amenities. Hawkinge offers a range of shops, healthcare facilities, eateries and community hubs, with scenic countryside walks close by. Regular bus services connect to Folkestone and Canterbury, both providing mainline rail links to London, including the High-Speed service to St Pancras in under an hour. Excellent road links are available via the M20 along with the Channel Tunnel at Cheriton.

## The Property

This stunning penthouse apartment is situated within an exclusive contemporary-style development, offering a unique and sophisticated lifestyle. Designed with high-quality fixtures and fittings throughout, this spacious home provides both comfort and elegance.

The property benefits from a secure entry system, including electric gates, ensuring a private and exclusive environment. A bright and airy communal entrance hall, complete with a modern lift and staircase, leads to the apartment, while a separate door opens onto a beautifully landscaped patio area with seating and views of the fountain. Additionally, a spacious private locked storage room is conveniently located on the top landing adjacent to the apartment. Inside, a wide entrance hallway features two large storage cupboards, while the open-plan sitting area boasts far-reaching views. The fully fitted kitchen is equipped with an extensive range of integrated appliances. The apartment offers two generous double bedrooms, one with a luxurious en-suite and built in wardrobes, complemented by an equally stylish family bath and shower room.

## Outside

Residents enjoy allocated parking, visitor parking, and access to an external bike store with power and light, ideal for storing/charging an E-bike. Residents also have full access to all the communal grounds with various seating areas, pergolas, stunning fountain, tranquil walks and pétanque terrain.

## Services

All mains services are understood to be connected. Gas fired underfloor heating throughout the apartment.

## Local Authority

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

## Tenure

Leasehold

## Current Council Tax Band: B

## Lease and Service Charge:

Remainder of 999 year lease  
Service Charge for 2026 TBC  
Remainder of a 10 Year NHBC warranty

There is regular maintenance of all the landscaping, regular cleaning of the windows, common areas and refuse/recycling services are all included as part of the service charge.

## EPC Rating: B

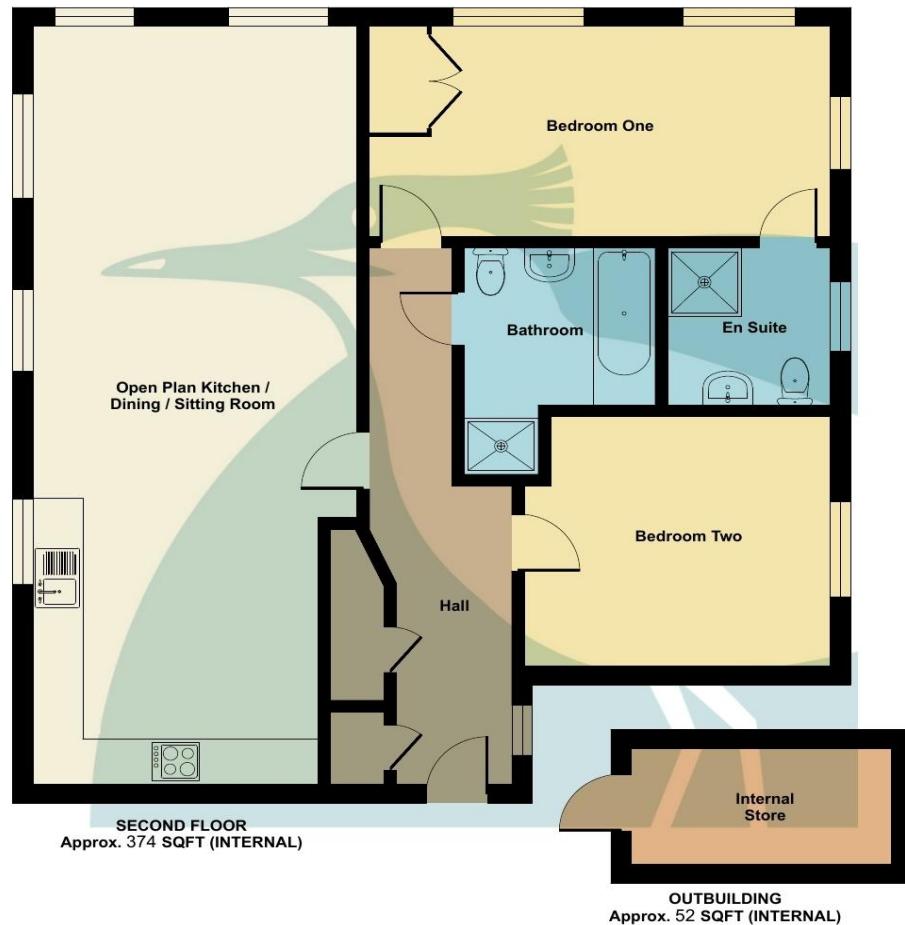
## Agents Note

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**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1256386

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**Entrance Hallway**  
12' 8" x 4' 7" (3.86m x 1.40m)

**Open Plan Kitchen/ Dining/Sitting Room**  
32' 9" x 12' 11" (9.97m x 3.93m)

**Bedroom One**  
18' 4" x 9' 1" (5.58m x 2.77m)

**En Suite**  
6' 7" x 6' 4" (2.01m x 1.93m)

**Bedroom Two**  
12' 2" x 10' 9" (3.71m x 3.27m)

**Bathroom**  
7' 6" x 6' 6" (2.28m x 1.98m)

**Internal Store**  
10' 4" x 5' 0" (3.15m x 1.52m)

Score	Energy rating	Current	Potential
92+	A	83 B	83 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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