

Surveyors
Valuers



Estate
Agents

49 High Street, Hythe, Kent CT21 5AD



15 LAUREL COURT STANLEY ROAD, FOLKESTONE

£65,000 Leasehold
NO ONWARD CHAIN

Laurel Court is a development of retirement apartments for those aged 60 and above. This ground floor apartment offers smartly presented 1 bedroom accommodation with a sitting room, kitchen and bathroom /wet room. Residents lounge & restaurant, laundry, guest suite and parking. Lodge Manager. EPC C



**15 Laurel Court
Stanley Road, Cheriton, Folkestone
CT19 4RL**

**Entrance Hall, Sitting room, Kitchen,
Bedroom, Bathroom/Wet room**

**Communal Facilities: Lift Service, Resident s Lounge, Function room,
On Site Restaurant, Laundry Room, Guest Suite, Parking, Communal Gardens,
Battery Charge room for mobility scooters, Lodge Manager & Porter**

DESCRIPTION

Laurel Court is a purpose-built development comprising 70 one or two bedroom apartments arranged over 3 floors and constructed by McCarthy and Stone. The development carries a strong reputation and has the benefit of a Lodge Manager who can be contacted by the emergency pull cords or call points throughout the building. The building is age restricted to those aged 60 or above.

The apartment has been well cared for and offers smartly presented accommodation with an entrance hall incorporating ample storage, generous sitting room (with door out to a private patio area overlooking the communal gardens), well fitted kitchen, bedroom and a bathroom/wet room.

SITUATION

Cheriton is a popular residential suburb of Folkestone and has become the location of choice for families. With a high street boasting a good selection of individual shops, restaurants and café s, Doctor's surgeries, Post Office, library and very good bus and road links.

The larger town of Folkestone is approximately 5 minutes by car and offers a far greater selection of shopping and fortunate in having particularly good communications as there are main line railway stations within easy reach and an access point for the M20 motorway (Junction 12) only 2 miles away, making it possible to reach Central London within about 1½ hours by both road and rail. The High Speed Rail Link offers a journey time to the City of just under an hour and is available from Folkestone West, Folkestone Central and also Ashford Station. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is 2.5 miles away . The ferry port of Dover is approximately 11 miles away. (All distances are approximate). The town also boasts a sports centre, the famous Leas Promenade and The Leas Cliff Hall which attracts regular acts and shows.

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



The accommodation comprises:

Communal Entrance Hall with intercom system. All the communal areas are situated on the ground floor.

ENTRANCE HALL

Intercom system, 24-hour emergency pull-cord, doors leading to sitting room, bedroom and bathroom, access to storage cupboard.

SITTING ROOM

Coved ceiling, electric fire set in decorative surround, electric storage heater, 24-hour emergency pull-cord, uPVC door to outside and private patio area overlooking the communal gardens.

KITCHEN

Well fitted with a range of base cupboard and drawer units including integrated freezer and fridge, AEG electric oven, work surfaces with tiled splashback inset with stainless steel sink and drainer unit with mixer tap and 4-burner AEG electric hob with extractor over, range of coordinating wall cupboards, electric heater, coved ceiling, double glazed window to rear.

BEDROOM 1

Coved ceiling, built-in double wardrobe cupboard, double glazed window to rear overlooking gardens, electric storage heater, 24-hour emergency pull-cord.

BATHROOM (WET ROOM)

Bathroom suite comprising panelled bath in tiled surround, wash hand basin set into vanity surround with cupboards below and mirror above, low level WC, tiled shower area with thermostatically controlled electric shower, rail and shower curtain, obscure double glazed window, the rest of the walls tiled to half height, electric heater, 24-hour emergency pull-cord.

COMMUNAL FACILITIES

The Residents Lounge is situated on the Ground Floor with doors leading to the communal gardens, with tea and coffee facilities available for residents and guests. Also on the Ground Floor is a restaurant, function room, laundry room and Battery Charge room for mobility scooters. A Guest Suite is also available for guests of residents and can be booked via the Lodge Manager.

OUTSIDE

Delightful communal garden, which are laid extensively to lawn, incorporating various specimen shrub, roses and trees with a pathway leading through to a paved area and seating.

LEASE: 125 years from 1 September 2007

SERVICE CHARGE: £8980.24 per annum

GROUND RENT: £510.00 per annum.

Age Restriction: Minimum age for occupants/owners is 60.

COUNCIL TAX

Band B - approx £1908.83 (2025/26)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





Laurel Court, Folkestone, CT19

Approximate Gross Internal Area = 55.5 sq m / 597 sq ft

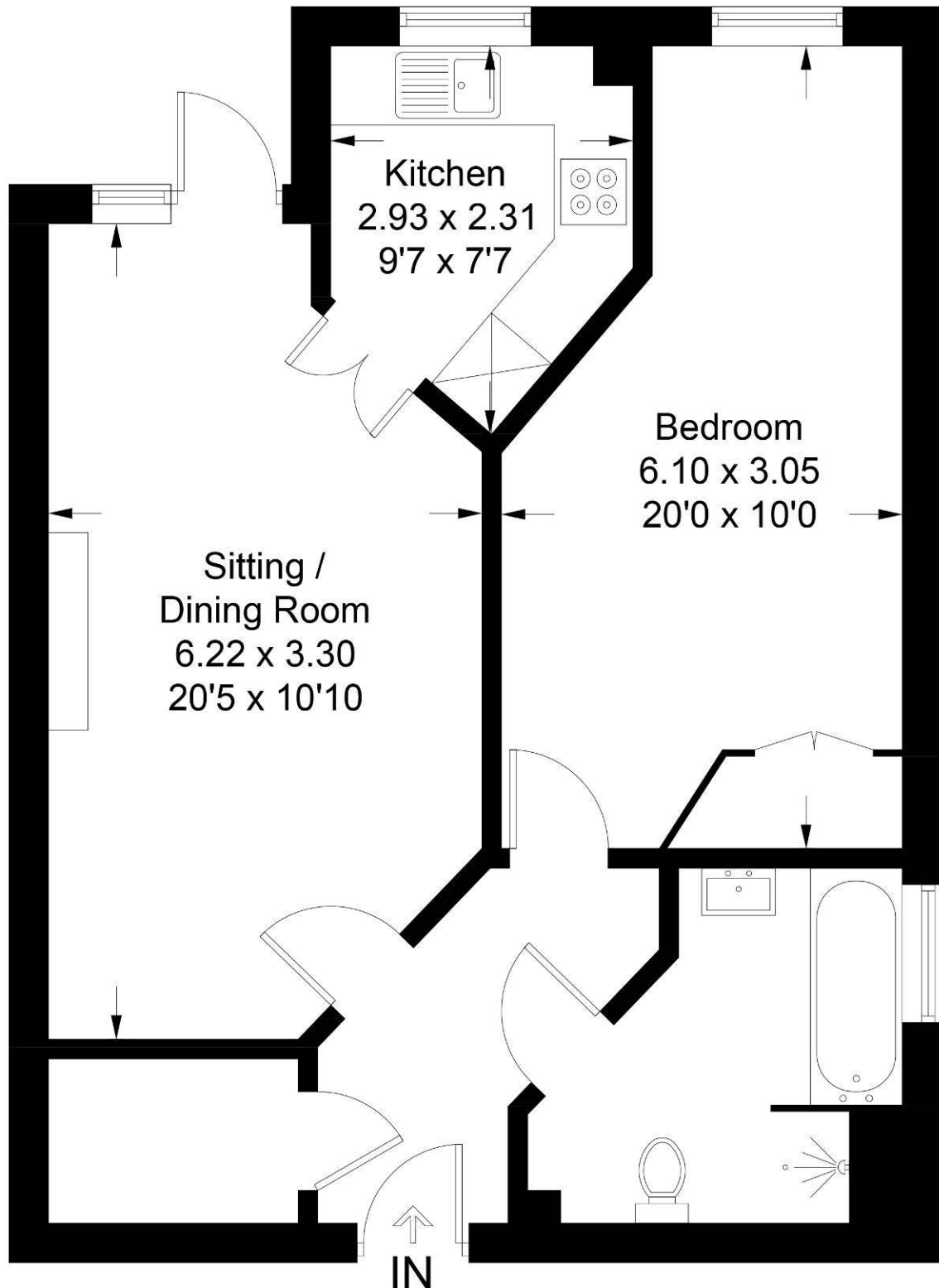


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1256125)



49 High Street, Hythe, Kent CT21 5AD
Tel: 01303 266022
www.lawrenceandco.co.uk
findahome@lawrenceandco.co.uk