



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



**29 GARDEN HOUSE COURT, 142
SANDGATE ROAD, FOLKESTONE**

£132,000 Leasehold

**A WELL APPOINTED SECOND FLOOR RETIREMENT
APARTMENT WITH BALCONY OVERLOOKING THE
ATTRACTIVE TRINITY GARDENS**

NO CHAIN



HW2302188716

Mail
102 Sandgate Road,
Folkestone, Kent
CT20 2BW

Tel
01303 212020



Web
www.hwald.co.uk



email
sales@hwald.co.uk



Residential Lettings &
Property Management

Tel
01303 212025

Kim A Clinch BSc, FRICS

29 Garden House Court, 142 Sandgate Road Folkestone CT20 2FF

**ENTRANCE HALL, LIVING ROOM WITH BALCONY, FITTED KITCHEN,
ONE BEDROOM, BATHROOM/W.C., ELECTRIC HEATING,
FITTED CARPETS & CURTAINS, UNALLOCATED ON SITE PARKING**

Description

Garden House Court is ideally located within half a mile of Folkestone town centre and just a few minutes walk of The Leas promenade which has outstanding views across the sea. Folkestone central station with high speed rail services for Ashford and London (57 minutes) is about half a mile away.

This McCarthy & Stone development was completed approximately twelve years ago and this particular apartment benefits from a pleasant outlook from all main rooms across Trinity Gardens where there is also good access from the communal gardens.

On-site there are also unallocated Residents car parking spaces on a first-come, first-served basis, and the block specification includes Residents Lounge, Security Entry System, Guest Suite at £25 per night, Resident House Manager, lift to all floors and Laundry Room.

The accommodation is arranged as follows:-

Panelled security front door to:-

ENTRANCE HALL

Having door entry system, emergency pull cord, walk-in airing cupboard housing hot water tank, electricity meters and shelving, power point, coved ceiling and light.

LIVING ROOM 19'8" x 10'8" (5.99m x 3.25m)

Having electric night storage heater, coved ceiling, alarm pull, three double power points, T.V. aerial point, telephone point, glazed door and side panel through to:-

COVERED BALCONY

With outside light and overlooking Trinity Gardens.

FITTED KITCHEN 7'8" x 7'7" (2.34m x 2.31m)

Having beech effect cupboards and drawers to two sides and worktops incorporating single drainer stainless steel sink and mixer tap, matching wall cupboards, corner shelving, AEG ceramic hob, two double power points, high level fan assisted electric oven and extractor hood over, half tiled walls, fridge and freezer with decor panels, Creda fan heater, obscure glazed double doors through to living room.

BEDROOM 9'3" x 14'3" (2.82m x 4.34m)

Having pleasant outlook to gardens, fitted wardrobe cupboards with folding mirrored doors, night storage heater.

BATHROOM/W.C.

Having panelled bath with screen and shower attachment, low level w.c, basin with cupboards under, heated towel rail, extractor fan, fully tiled walls, shaver point and light.

LEASE

Length of lease 125 years from April 2006 (113 years unexpired).

GROUND RENT

£197.50 paid half yearly.

SERVICE CHARGE

£1,157.14 paid half yearly.

COUNCIL TAX

Band 'B'.

AGENT'S NOTE

It is a condition of purchase that residents be over the age of 60 years.

Tenure Leasehold

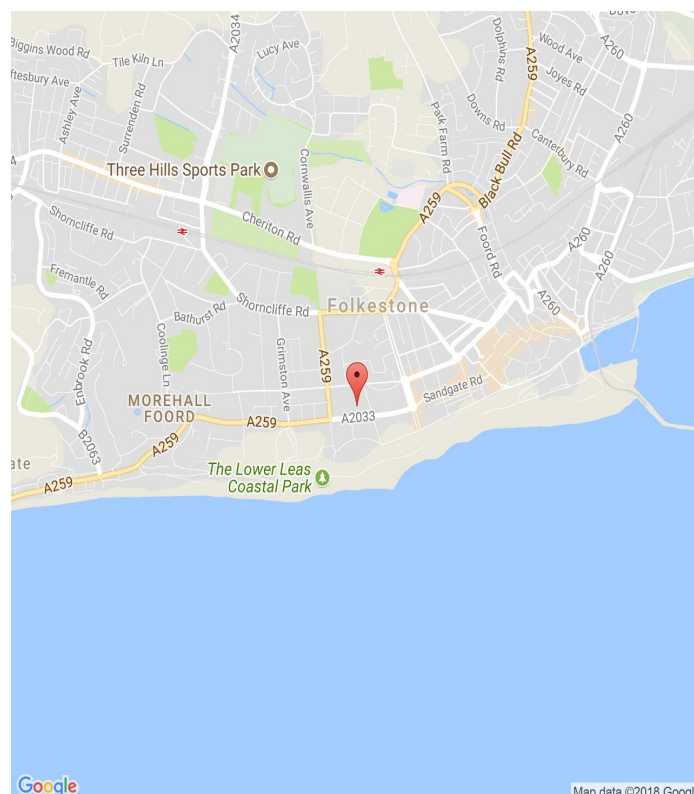
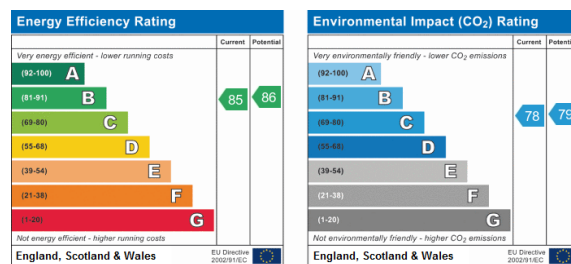
Postcode CT20 2FF

Viewings Strictly by appointment only - Property Reference HWALD_008716

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.





