



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



86 HOMEPINE HOUSE, SANDGATE ROAD, FOLKESTONE

£95,000 Leasehold

ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT IN HOMEPINE HOUSE



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86 Homepine House, Sandgate Road Folkestone CT20 2XB

TOP FLOOR, AMAZING SOUTH FACING VIEWS OVER PRIVATE GARDEN, THE LEAS, THE SEA AND BEYOND, RETIREMENT APARTMENT, WEST END LOCATION, ONE BEDROOM, LIFT

Description

One bedroom top floor retirement apartment within the popular McCarthy & Stone built Homepine House which is ideally located just a few minutes level walking distance of the town centre, Leas Promenade, and about ten minutes from the high speed rail services.

COMMUNAL ENTRANCE

With security intercom lift and stair access to all floors

ENTRANCE HALL

Having entry phone, cupboard with electricity meter and consumer unit, Strom electric wall mounted heater for instant hot water.

Doors to:-

SHOWER ROOM

Fully tiled white walls, double shower cubicle with sliding door, Maxi Duo wall mounted electric shower, low level W.C., White wash hand basin with cupboard under and wall mirror over, heated towel rail and electric strip light.

BEDROOM 14'9" x 8'10" (4.50m x 2.68m)

With south facing double glazed full length window offering amazing views over well kept garden, The Leas and English Channel, built in double cupboard with three shelves, further wardrobe cupboard with drawers and matching high level wall cupboards, two slim cupboards either side of the bed, matching three drawer chest, wall mounted smart TV, slim panel radiator on wall.

LOUNGE 18'2" x 10'7" (5.53m x 3.22m)

With south facing double glazed window plus two panels below, with sea views, coal effect electric fire place in wood surround, T.V. point and telephone point, slim panel radiator. Arched opening to:-

KITCHEN 7'3" x 5'6" (2.22m x 1.67m)

Fully tiled walls with wall and base cupboards, stainless steel sink and drainer, roll edge wood effect worktops, two storage shelves, electric oven and grill with four ring hob above, fridge freezer.

PARKING

There are Residents parking spaces available subject to allocation by the House Manager dependant upon availability. In addition to residents parking, Visitors parking is also available on a first-come, first-served basis.

COMMUNAL FACILITIES

There is a Residents' Lounge on the ground floor to the rear of the building with doors leading to the communal Clifton Gardens. Laundry Room, guest suite and 24 emergency call system.

COMMUNAL GARDENS

To either side and to the rear of the block is an extensive lawned parkland garden area which is for the exclusive use of the residents.

GROUND RENT

£441.62 PA

SERVICE CHARGE

£1225.04 every six months

LEASE

99 year lease from 1st September 1983

COUNCIL TAX

BAND B

Tenure Leasehold

Postcode CT20 2XB

Viewings Strictly by appointment only -
Property Reference HWALD_008794

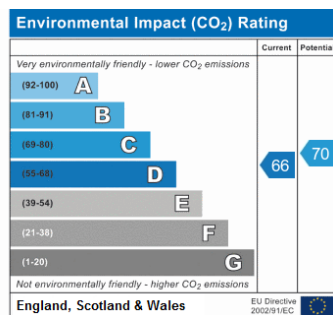
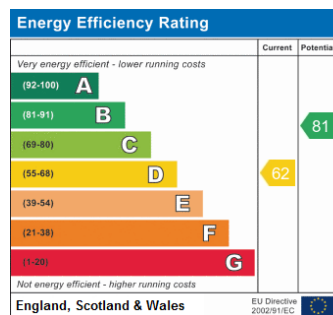
Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

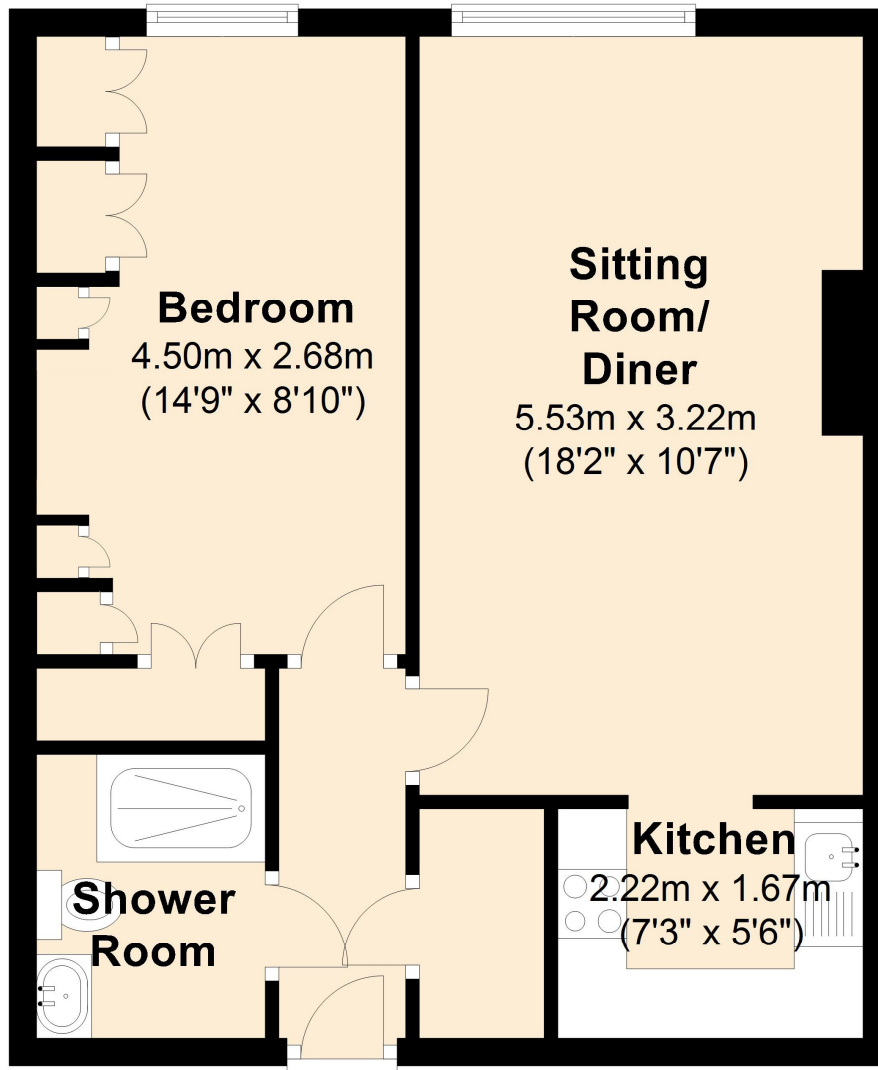






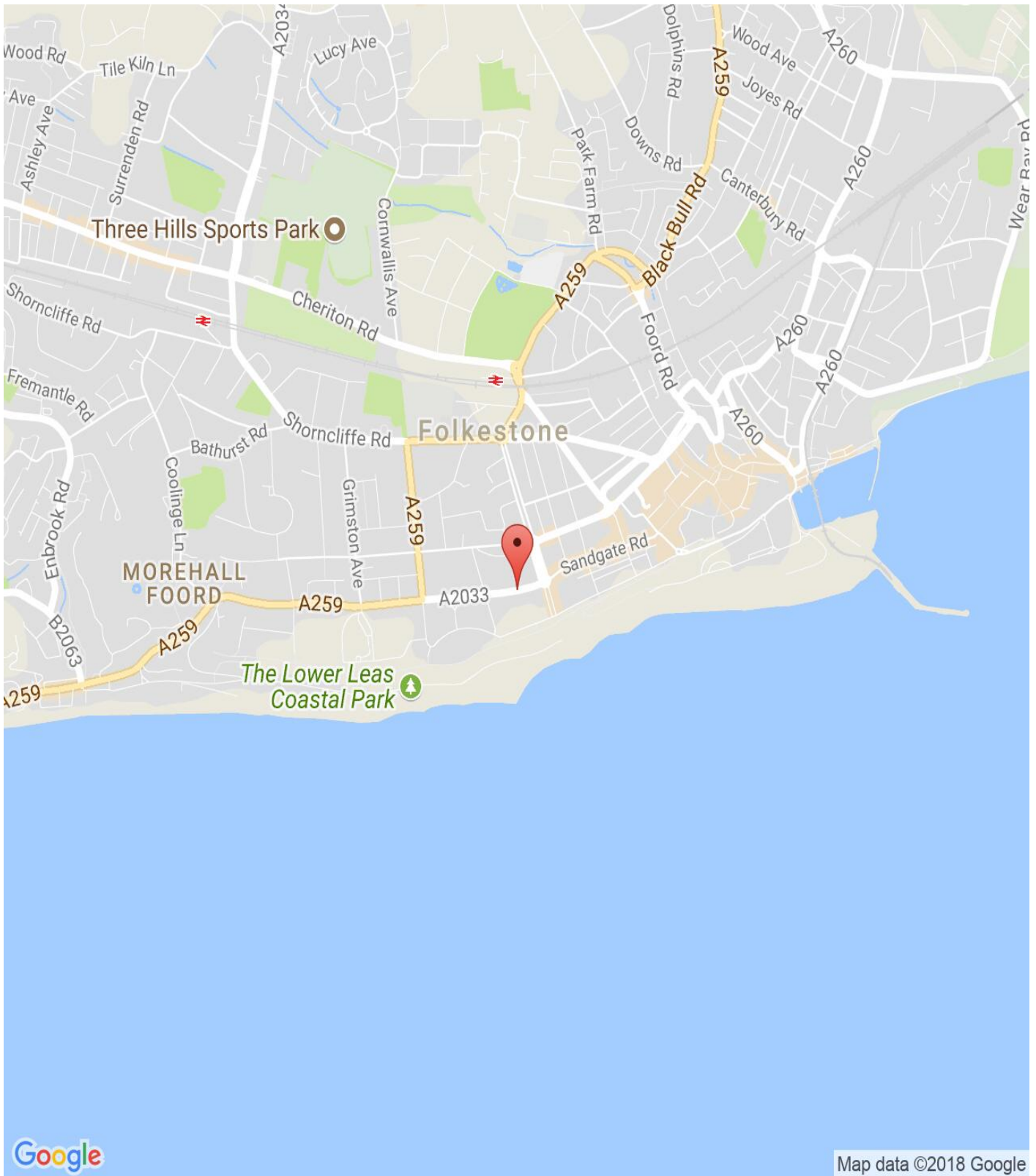
Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



Total area: approx. 43.8 sq. metres (471.3 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



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.

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