



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

£199,950 Leasehold

Two bedroom retirement apartment situated in Garden House Court. Ideally located being within half a mile of Folkestone town centre and just a few minutes' walk of The Leas Promenade with its outstanding views across the English Channel



RESIDENTIAL SALES

RESIDENTIAL LETTINGS

COMMERCIAL

PROFESSIONAL SERVICES



WWW.MOTIS-ESTATES.COM



Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co

Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

Garden House Court, 142 Sandgate Road Folkestone CT20 2FF

**THIRD FLOOR RETIREMENT APARTMENT , EXCELLENT DECORATIVE
ORDER THROUGHOUT , TWO DOUBLE BEDROOMS , TRIPLE ASPECT
22FT LIVING ROOM , BALCONY , FITTED KITCHEN**

Description

A rarely available triple aspect, two double bedroom retirement apartment situated in Garden House Court. Ideally located being within half a mile of Folkestone town centre and just a few minutes' walk of The Leas Promenade with its outstanding views across the English channel. Folkestone central station with high speed rail services for Ashford and London (57 minutes) is about half a mile away. Garden House Court is also convenient for regular bus services between Folkestone and Hythe. The accommodation comprises:- Lift to first floor leading to front door

ENTRANCE HALL

Having two upvc double glazed windows overlooking garden and patio area to side, door entry system, electric heater coved ceiling. Built in-cupboard with shelving, electric light, hot water tank, electric meter and consumer unit. Further built in shelved cupboard

LIVING ROOM 22'10" MAX x 10'9" (6.96m x 3.28m)

Having two electric storage heaters, telephone point, tv aerial point, power points, double doors with obscure glazed panels opening to Kitchen. Glazed door and side panel opening out onto

BALCONY

With outside light and overlooking Trinity Gardens.

FITTED KITCHEN 8'7" x 7'9" (2.62m x 2.36m)

Having 2 upvc double glazed windows overlooking Trinity Gardens. 1 ½ bowl single drainer sink unit with mixer tap inset in rolled edge worktop and extending to one side with cupboards and drawer under. Tiled surrounds. Built in- AEG electric hob with extractor hood over integrated freezer below. AEG high level fan oven with storage cupboards above and below. Integrated fridge. Matching wall cupboards with shelving, Creda wall heater. Power points.

BEDROOM 18'4" x 10'1" (5.59m x 3.07m)

A double aspect room with upvc double glazed windows overlooking Holy Trinity Church to the side and Trinity Gardens to the rear. Electric heater, built in double wardrobe cupboard with hanging section and shelving

and mirrored doors to front.TV aerial point and power points.

BEDROOM TWO 18'4" x 9'4" (5.59m x 2.84m)

Having upvc double glazed window with views over Trinity Gardens to the rear, slimline electric heater power points.

SHOWER ROOM

Fully tiled, double shower cubicle with thermostatically controlled shower and sliding doors. Upvc double glazed window, low level W.C., washbasin inset in vanity unit. Heated towel rail, Creda electric wall heater, extractor fan.

ADDITIONAL INFORMATION

125 year lease from 2006

AGENTS NOTE

Tenure Leasehold

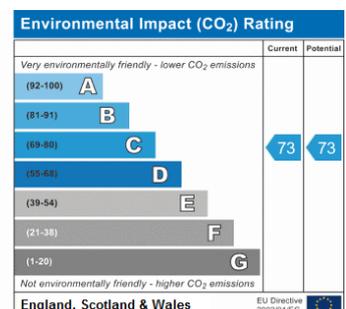
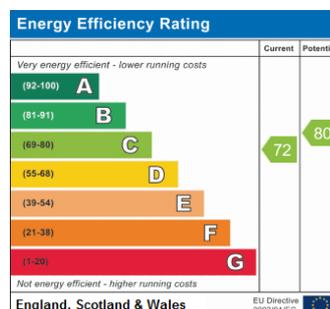
Postcode CT20 2FF

Viewings Strictly by appointment only -
Property Reference MOTIS_003196

Opening Hours:

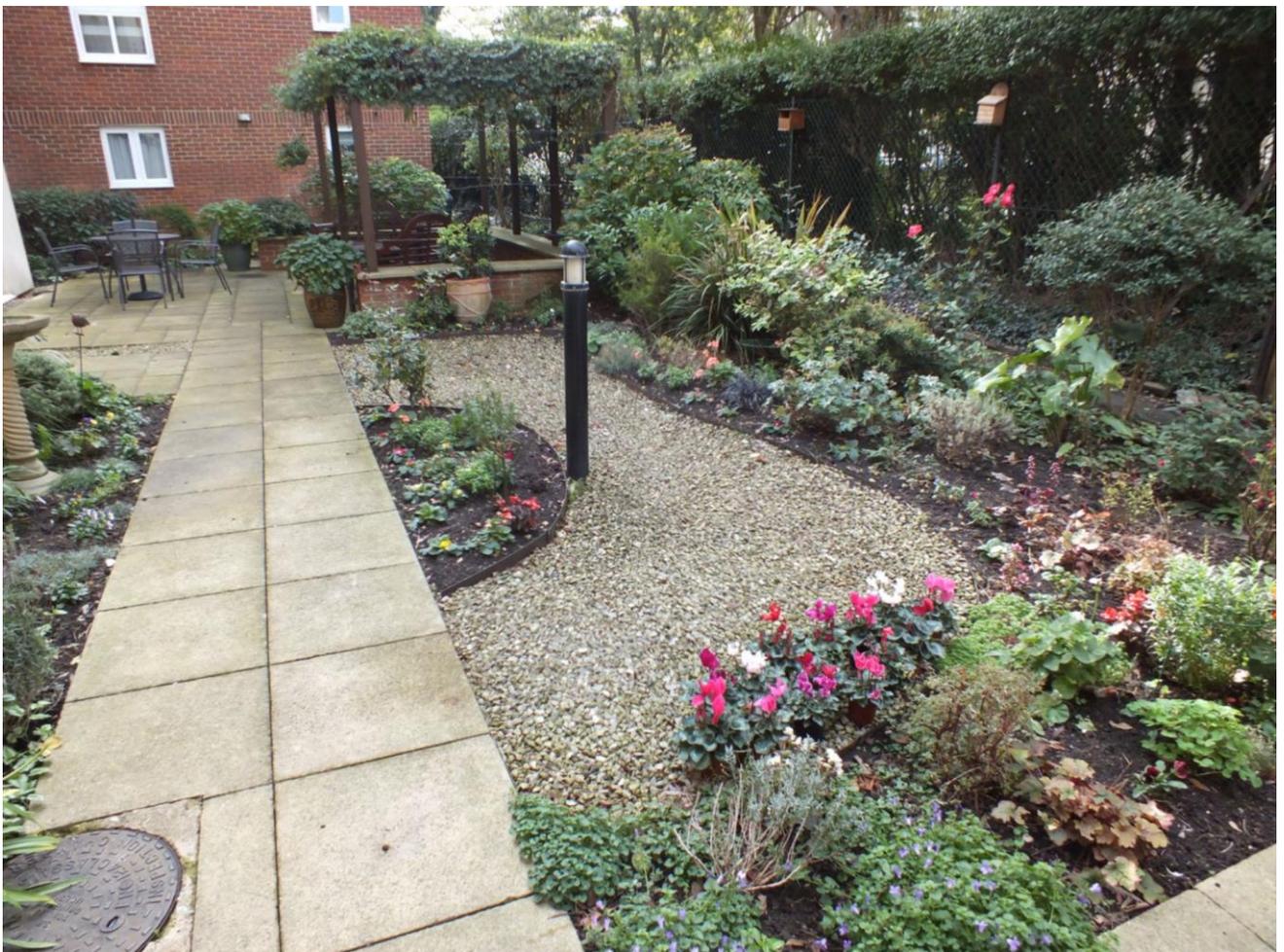
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



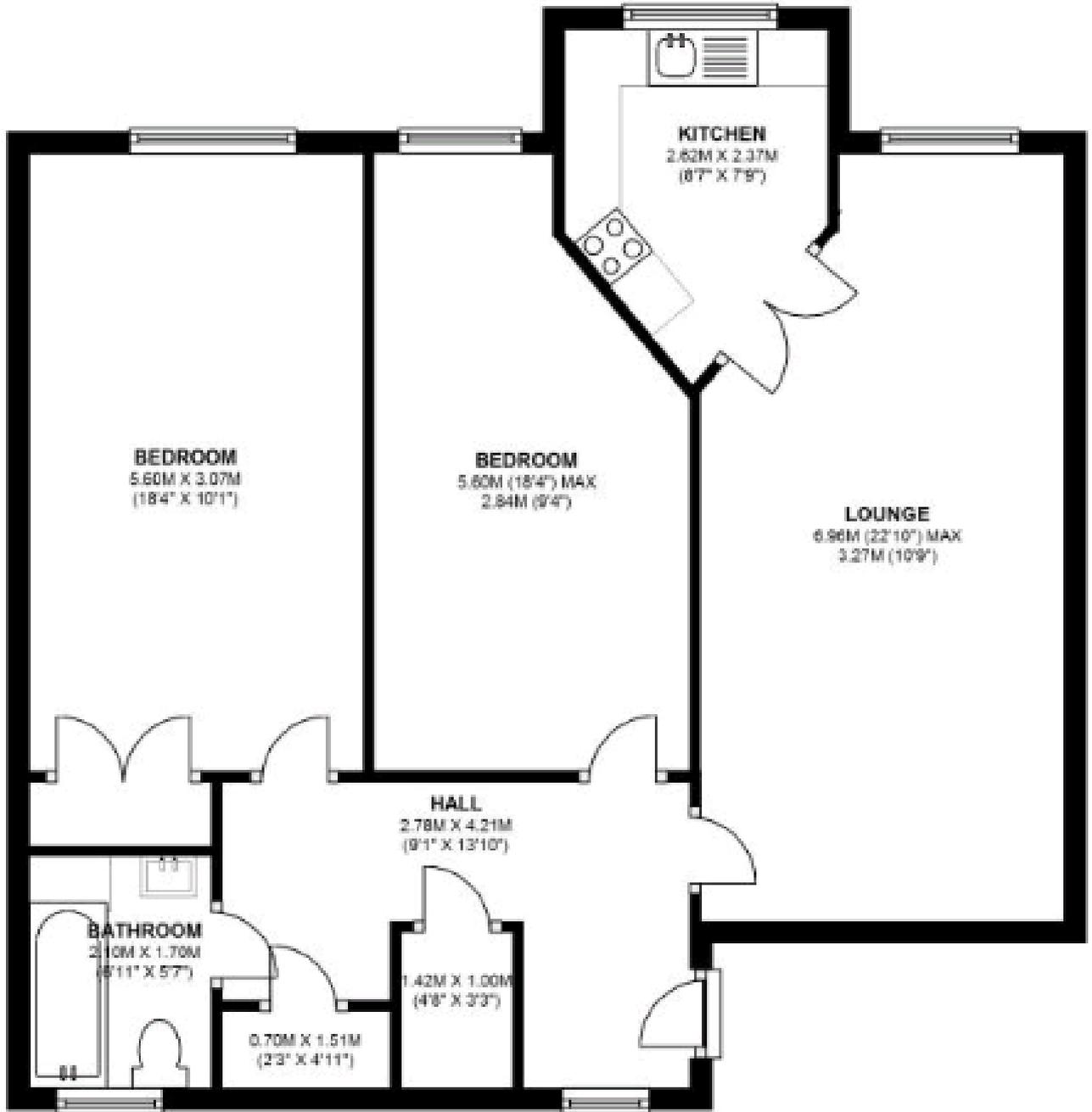


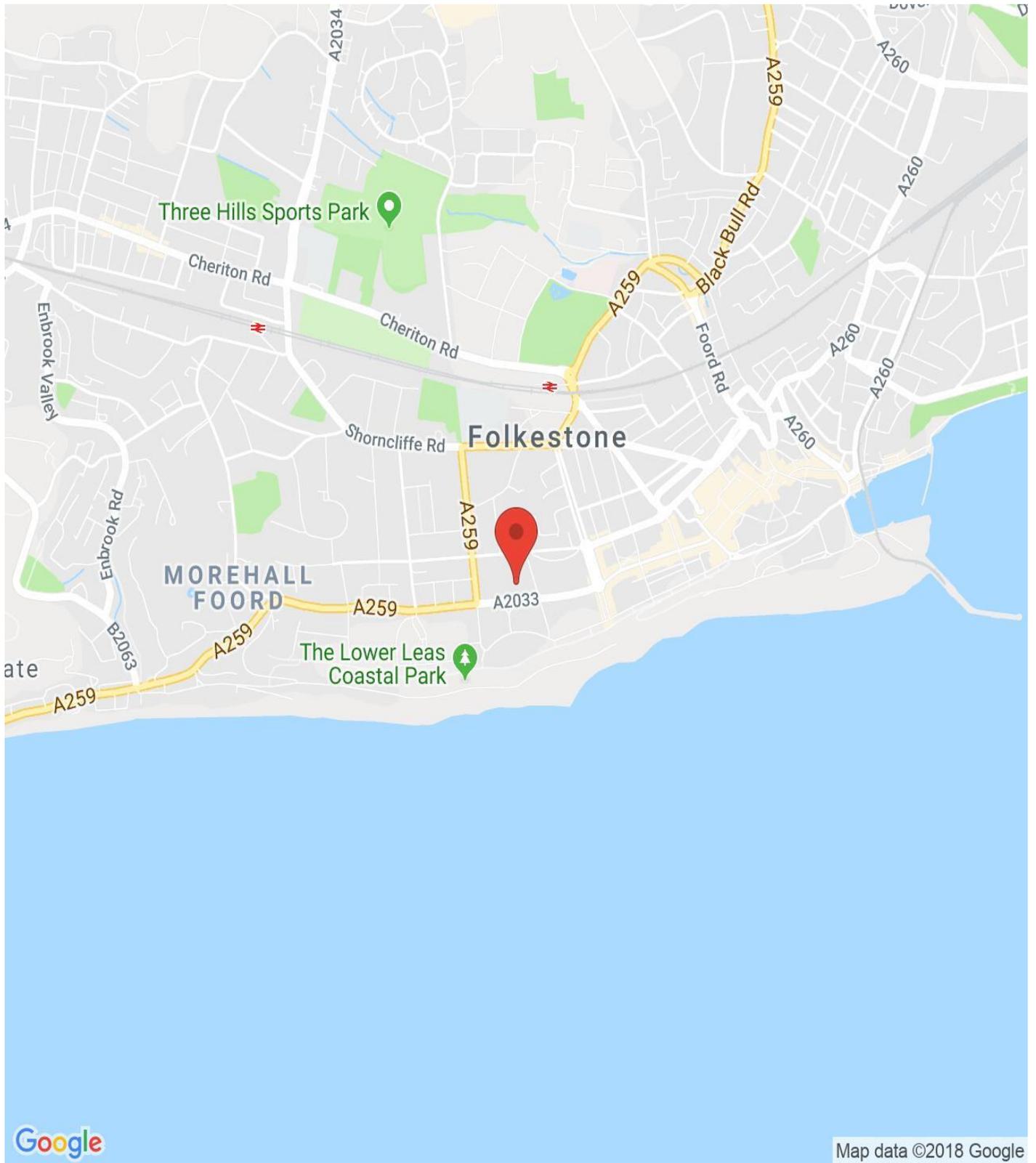




GROUND FLOOR

APPROX. 73.9 SQ. METRES (795.4 SQ. FEET)





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.