



## GARDEN HOUSE COURT, 142 SANDGATE ROAD, FOLKESTONE

**£145,000 Leasehold**

Motis Estates are pleased to bring to market this **ONE DOUBLE BEDROOM RETIREMENT APARTMENT**, suitable for modern elderly/retirement living being **CLOSE TO THE TOWN CENTRE** is offered to the market with no onward chain, this is a well proportioned apartment featuring: secure entry and warden assisted, its own private balcony overlooking the local green and tree lined gardens to the rear A Communal lounge and private outside patio gardens used as general social areas available for residents Additional ensuite accommodation (bookable) for relatives or visitors. This well presented apartment is close to all amenities and located a short walking distance from the Leas Cliff promenade which provides sea view walks overlooking the channel.



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

**RETIREMENT APARTMENT , ONE BEDROOM , BALCONY , FITTED  
KITCHEN , SPACIOUS BEDROOM , CLOSE TO TOWN CENTRE**

## Description

Garden House Court, 142 Sandgate Road Folkestone CT20 2FF RETIREMENT APARTMENT , ONE DOUBLE BEDROOM , BALCONY , FITTED KITCHEN , CLOSE TO Bouverie Square and TOWN CENTRE Situated on Sandgate Road close to the centre of Folkestone is this beautifully presented one double bedroom first floor retirement apartment. This apartment comprises an inner hallway with doors opening to: the shower room and main bedroom. an open plan living/dining room which opens into the kitchen, there is also separate door access to the balcony with views over a tree lined green space. The property benefits from being a short distance away from an array of shops, pubs, cafes and restaurants and is also within easy reach of the well known Leas Cliff area and promenade with sea views, featuring the Leas Cliff Hall which hosts a mixture of events and also providing other amenities so that you should never find yourself short of activities or places to go. Garden House Court features a communal residents lounge, an internal lift and access to the internal private secure gardens. Call Motis Estates now on 01303212020 to reserve your viewing appointment. This property is leasehold and we have been advised of the following charges. Service Charge £2695.76 p.a Ground Rent £395.00 p.a We have been advised there are 111 years remaining on the lease

**Tenure** Leasehold

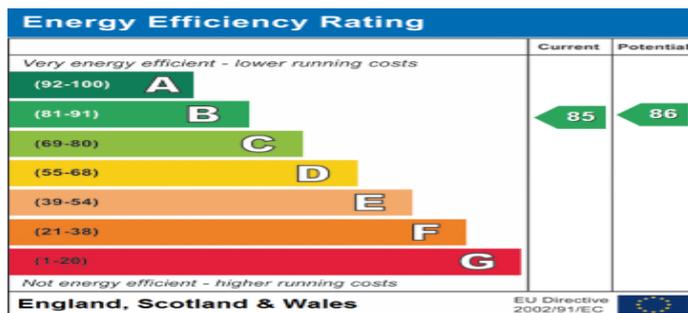
**Postcode** CT20 2FF

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004115

## Opening Hours:

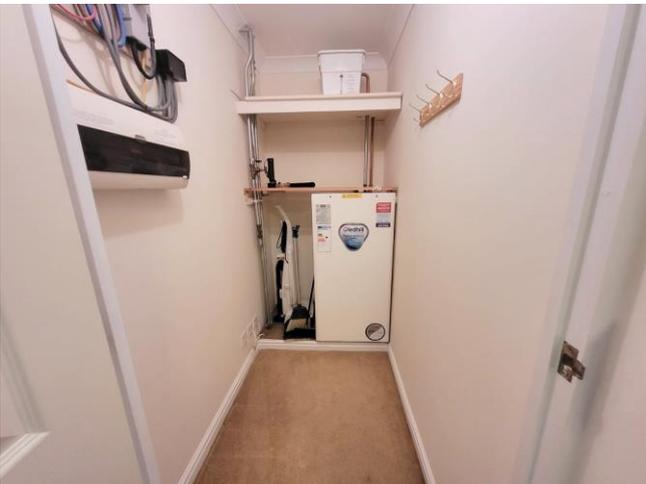
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



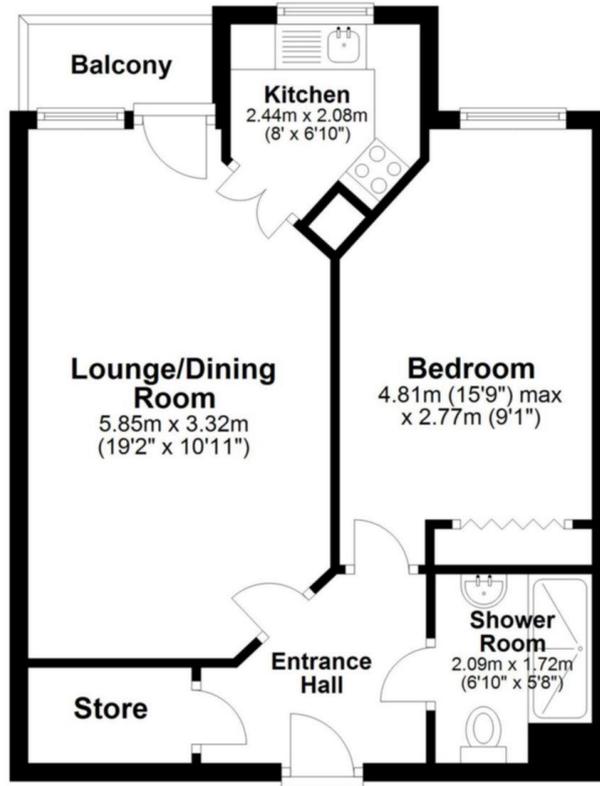




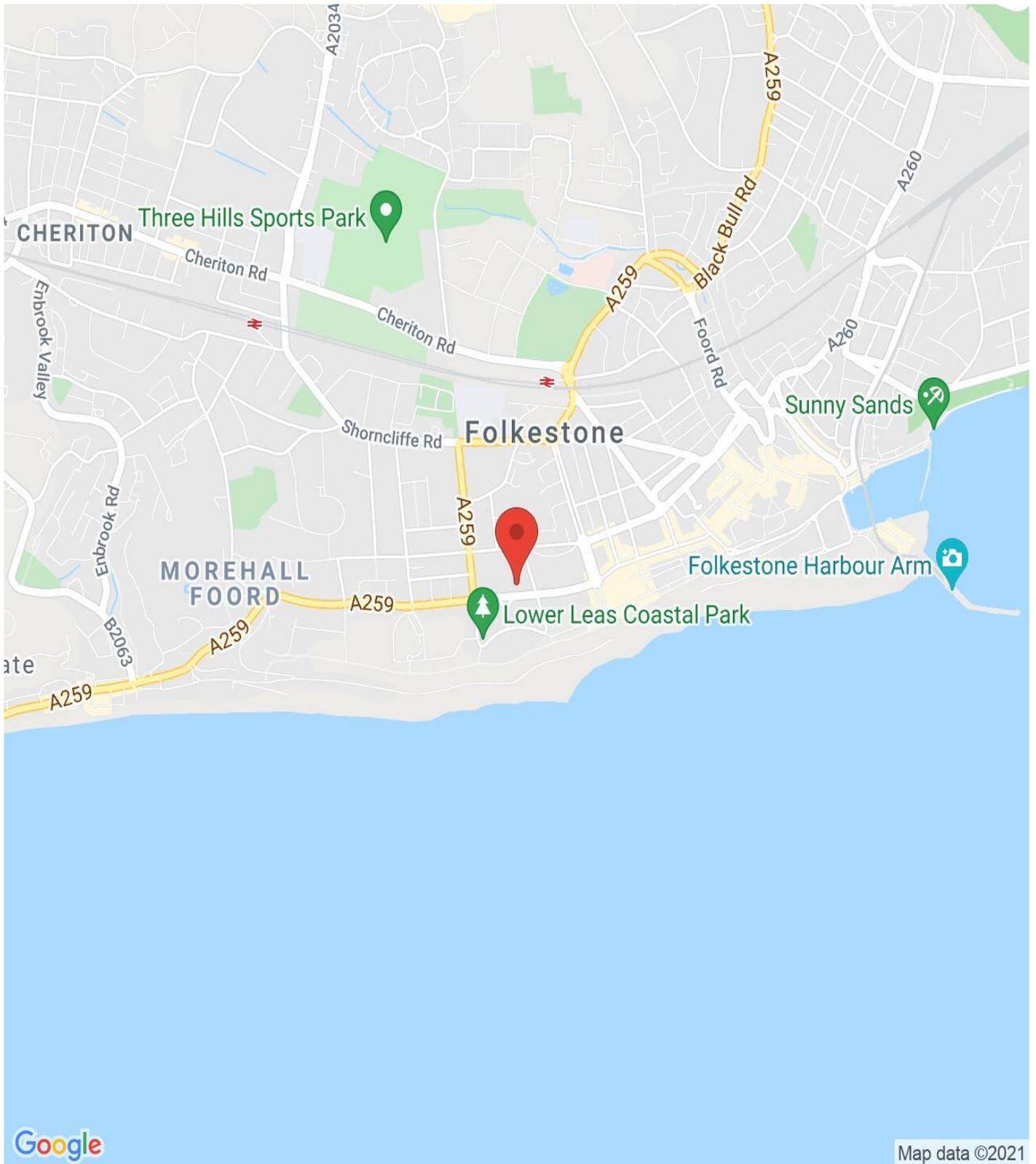


## First Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



**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.