



Flat 29, Garden House Court, 142 Sandgate Road
£125,000

Flat 29

Garden House Court, Folkestone

Miles and Barr are delighted to offer to the market this opportunity to retire by the seaside in Folkestone. Located in the popular Garden House Court development is this superb one bedroom second floor apartment. Garden House Court is arranged as a warden assisted property and also offers communal laundry facilities, lounge and gardens. The property itself offers great sized lounge/diner with access to a private balcony overlooking the gardens, modern fitted kitchen and a double bedroom. Access is gained via security entry phone system with lift to all floors and is chain free. Surrounding the property is communal garden backing onto Trinity Gardens and there is communal parking which operates on a first come, first served basis. It is ideally located with cliff top walks and the local shops within a short walk. You are on a main bus route with the High Speed Train Station only a short walk away. To arrange your viewing before this property is snapped up call sole agents Miles and Barr now.

- Active Community Within The Building
- Balcony Overlooking The Gardens
- Retirement Apartment
- Central Folkestone In The Favorable West End
- Immaculate Finish
- Lift Access





Second Floor

Entrance

Living / Dining Room

Dimensions: 5.79 x 2.44 x 3.05 x 3.05 (18'11" x 8'0" x 10'0" x.

Kitchen

Dimensions: 2.13 x 2.13 (6'11" x 6'11").

Bedroom

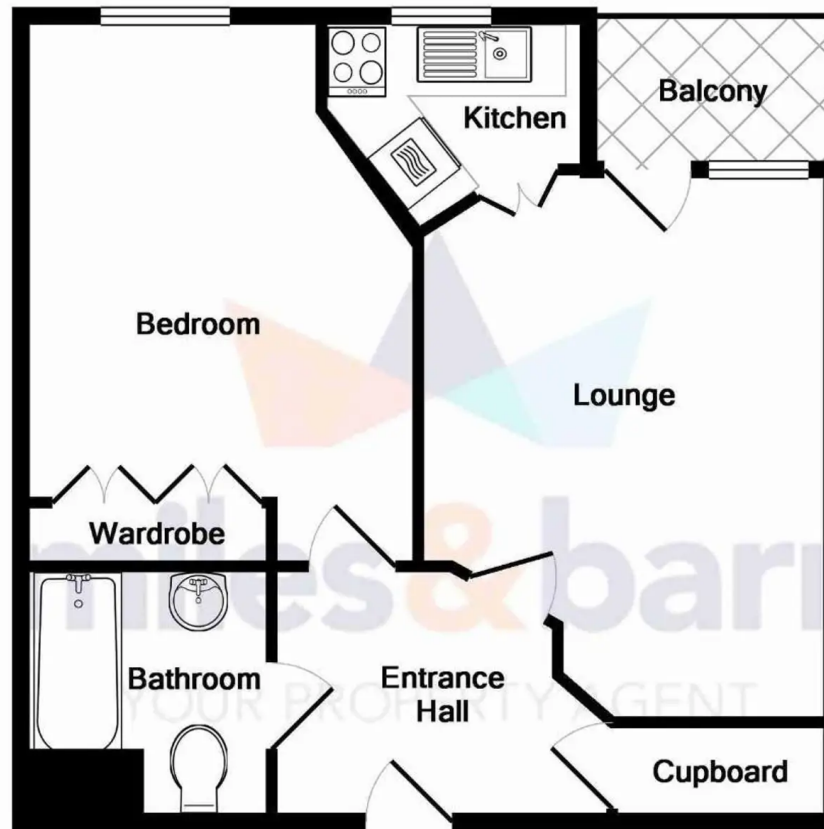
Dimensions: 4.57 x 3.05 (14'11" x 10'0").

Bathroom

Balcony

Storage Cupboard





Total Approx. Floor Area 43.4 Sq.M. (467 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only

Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure