



Garden House Court

Flat 23, Garden House Court, 142 Sandgate Road  
£195,000



# Flat 23

Garden House Court, Folkestone

BRIGHT AND SPACIOUS TWO BEDROOM RETIREMENT APARTMENT IN BEAUTIFUL CONDITION! Garden House Court was constructed by McCarthy & Stone (Developments) Ltd and comprises forty nine properties arranged over five floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. There is a residents lounge plus laundry room, guest suite and residents parking. There is a terrace for the residents plus communal gardens to the rear. Garden House Court is ideally situated just a short walk to the Leas and high street. The accommodation comprises an entrance hall, lounge / diner, kitchen, two bedrooms and a bathroom. Further benefits include: Camera entry system for use with a standard TV. Lift to all floors. Affinity Water and Southern Water charges included. Insurance covered. Maintenance and cleaning of communal areas and window cleaning included. Chain free  
Council Tax band: C

Tenure: Leasehold

- Lift Access
- Retirement Apartment
- Central Location Close To The Shops
- Residents Parking
- Modern Building
- South Aspect
- Communal Garden
- Beautiful Condition
- Two Double Bedrooms





### Entrance Hall

### Second Floor

### Living Room

Dimensions: 7.06m x 3.28m (23'2 x 10'9).

### Kitchen

Dimensions: 2.34m x 2.29m (7'8 x 7'6).

### Bedroom One

Dimensions: 4.80m x 2.90m (15'9 x 9'6).

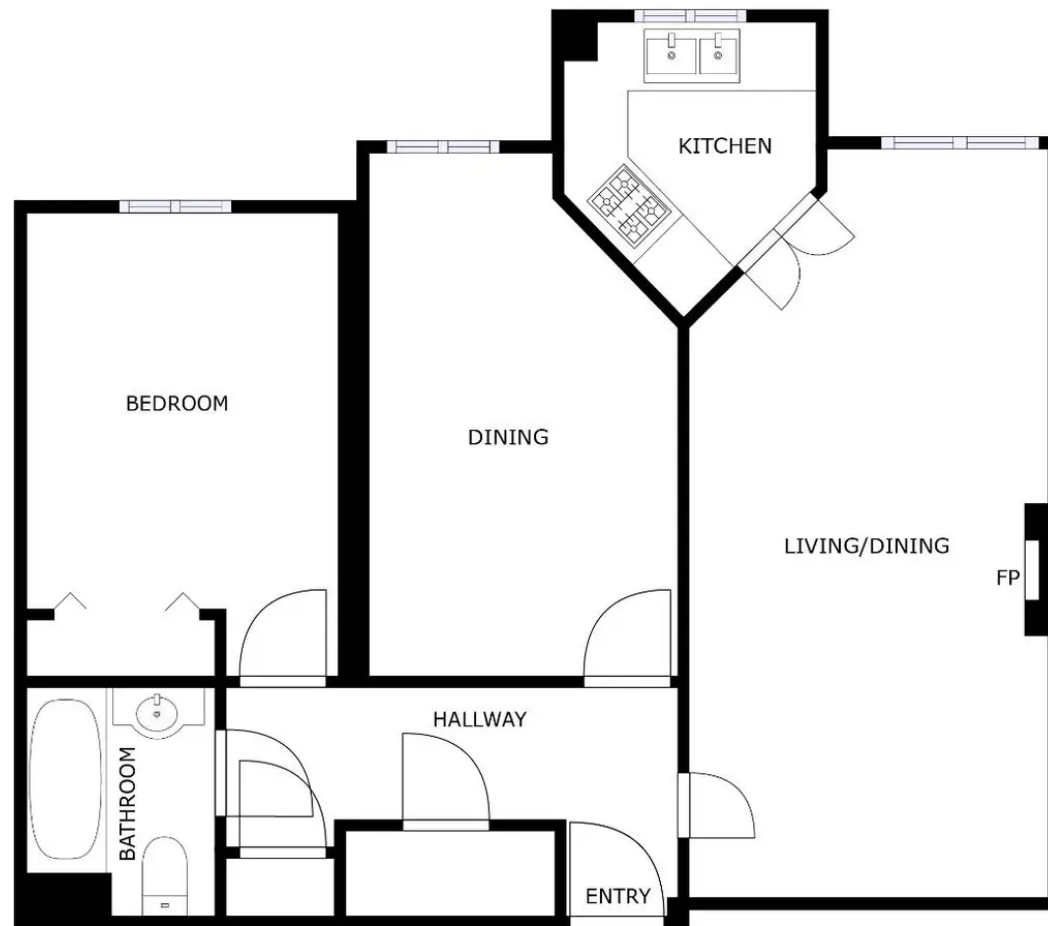
### Bedroom Two

Dimensions: 4.27m x 2.84m (14'0 x 9'4).

### Bathroom

Dimensions: 1.73m x 1.65m (5'8 x 5'5).





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 713 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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](http://milesandbarr.co.uk/referral-fee-disclosure)