



## Flat 1, Laurel Court, 24 Stanley Road

Guide Price £80,000



**ANDREW & CO**  
ESTATE AGENTS



## Flat 1

Laurel Court, Folkestone

Guide Price £80,000 - £90,000. Ground floor two bedroom retirement apartment with secluded patio area and nice position, set in the popular residential area of Cheriton. Contact us to arrange a viewing on 01303 279955.

Council Tax band: C

Tenure: Leasehold

- Ground Floor Flat
- Close to Shops and Transport Links
- Residents Parking
- Communal Gardens
- Retirement Living
- Popular Location
- Guide Price £80,000 - £90,000

## COMMUNAL AREAS

Laurel Court benefits from many communal facilities including car park, customer lounge with entertainment area, restaurant, laundry room, electric scooter storage room, refuge area and beautiful well-maintained communal gardens.

## ENTRANCE HALL

16' 11" x 5' 3" (5.15m x 1.60m)

Wooden front fire door to the entrance, carpeted floor coverings, electric storage heater, large airing cupboard which houses the hot water cylinder and electric fuseboards, coving and doors to:-

## LOUNGE/DINER

26' 0" x 10' 8" (7.93m x 3.26m)

UPVC double glazed patio doors leading out to front patio. Comprises of carpeted floor coverings, electric storage heater, electric fire in fireplace, electric storage cupboard, coving and double doors to:-

## KITCHEN

9' 5" x 7' 10" (2.87m x 2.38m)

UPVC double glazed electric window, matching wall and base units, integrated fridge freezer, stainless steel sink, electric hob, extractor fan, newly fitted fan oven and space for microwave oven. Vinyl flooring, wall-mounted blow heater.

## BEDROOM

17' 8" x 10' 1" (5.38m x 3.08m)

UPVC double glazed windows to the front of the property, carpeted floor coverings, coving and electric wall-mounted storage heater.

## BEDROOM

15' 1" x 9' 7" (4.61m x 2.93m)

UPVC double glazed windows to the front of the property, carpeted floor coverings, coving, fitted wardrobe and wall-mounted electric storage heater.

## BATHROOM

9' 8" x 9' 0" (2.95m x 2.74m)

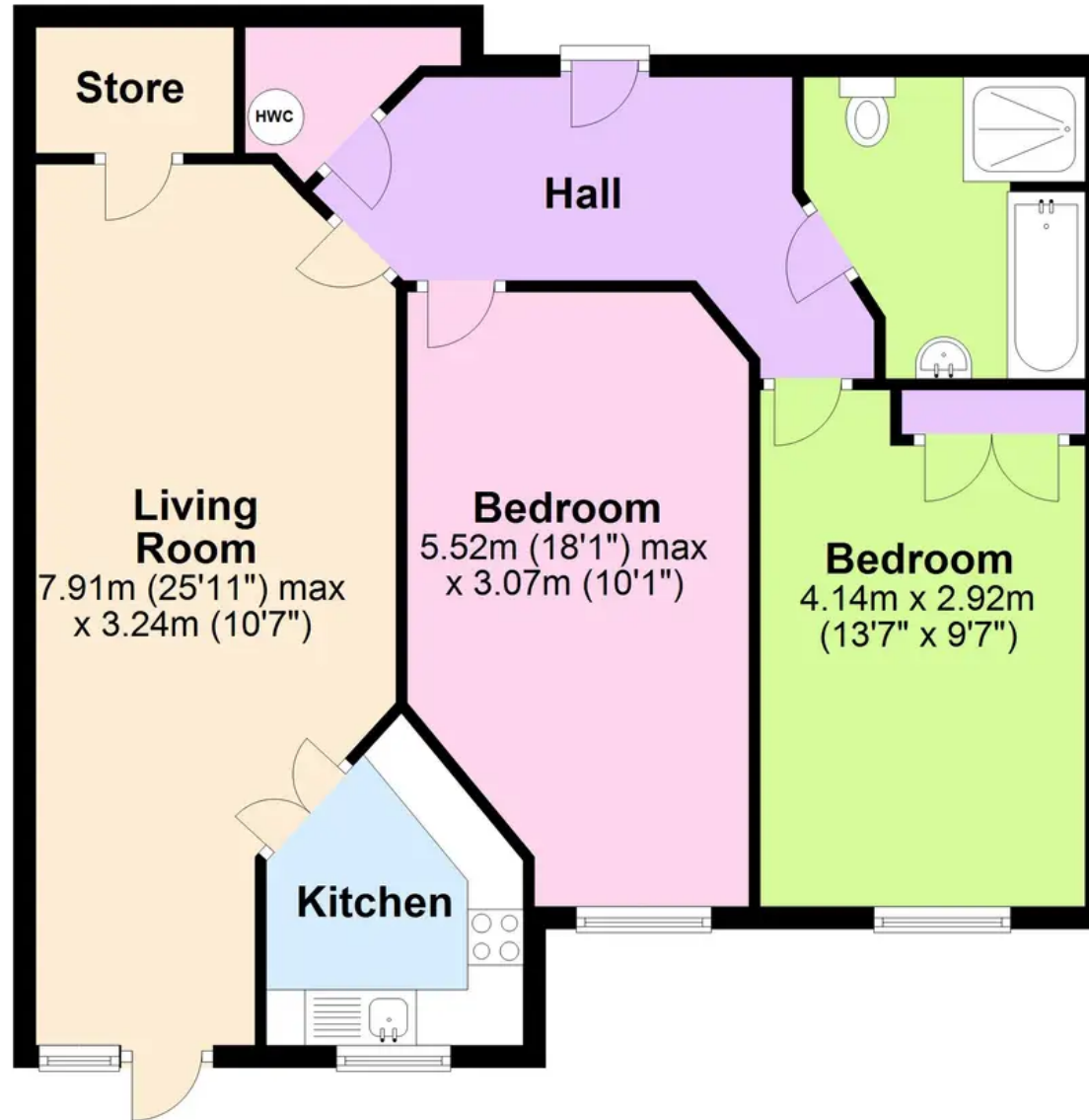
Internal bathroom with full sized bath, wet room shower,





# Ground Floor

Approx. 77.1 sq. metres (829.6 sq. feet)



Total area: approx. 77.1 sq. metres (829.6 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.



**Andrew & Co Estate Agents - Cheriton/Folkestone**

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