



## 1 bed apartment to buy in CT19

Stanley Road, Folkestone, Folkestone,  
Kent, CT19 4RL

**£15,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Full Heating
- ✓ Full Double Glazing
- ✓ 24 Hour Emergency call system
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

This flat is located on the second floor and is accessed by one of several lifts from the main entrance. When you enter through the private door you have a nice hallway with a large storage room off to your immediate right. A left door takes you into the spacious bathroom, equipped with a large wet room style walk in shower area, separate bath and features heated towel rails and many other useful features.

Ahead on the left from the hallway is another door which takes you into the large double bedroom. There is a large double floor to ceiling storage cupboard and large window at the far end, letting all that lovely light in as it's south facing. The last door ahead on the right from the hallway takes you into the generous open plan lounge and dining room featuring a lovely fireplace. There is a patio window to the Juliette balcony at the far end next to the window which can be opened to provide lots of fresh air in as required, perfect for those hot summer days. Double glazed french style doors on the left of this take you into the light and bright kitchen. This kitchen is fitted with all the appliances, worktops and storage cupboards you might desire. The lovely south facing window gives lovely elevated views out which are perfect for some inspiration while making a lovely cup of tea.

Laurel Court provides security of living in a retirement community without losing your independence. You can look forward to enjoying new friendships with plenty of opportunities for socialising in the nice communal areas. With a 24 hour call system and an onsite manager you will have full peace of mind. Laurel Court is an Assisted Living development of 70 one and two bedroom apartments, located in a quiet location just off the High Street in Cheriton, a suburb of Folkestone.

The development has a welcoming, community feel and a fantastic restaurant on site, as well as a mini bus that can be used for organised days out. The garden has wonderful views of the Folkestone Chalk Horse and the Cheriton Hills. It is a short walk to the High Street, with its variety of supermarkets. There is also a library, several banks and a post office. Buses serve Folkestone where the mainline station offers good access to the Channel Tunnel, Hythe and Sandgate for days by the seaside.

For sale through Pattinson Auction under Conditional Terms

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 108

Annual Ground Rent Amount: £480.00

Annual Service Charge Amount: £6,800.00

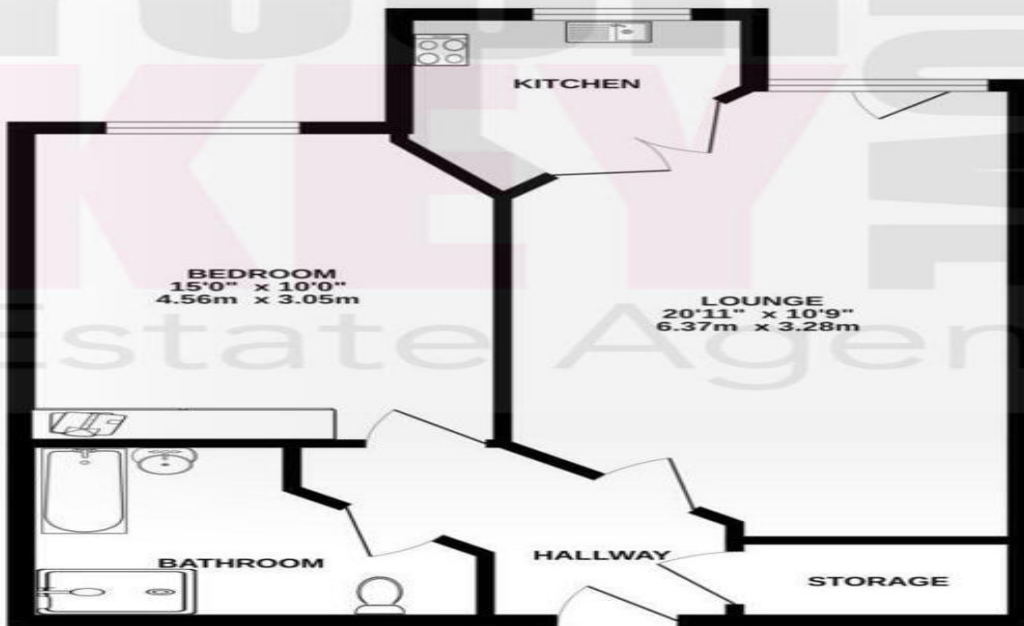
Price: Starting Bid £15,000

Property Type: Apartment

Parking: Allocated

Heating: Electric

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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