



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents

For Sale

27 Homepine House, Sandgate Road, Folkestone, Kent CT20 2XA

A CAREFULLY REFURBISHED THIRD FLOOR RETIREMENT APARTMENT WITH
COVERED BALCONY AND WEST FACING VIEWS WITHIN EASY LEVEL
WALKING DISTANCE OF THE TOWN CENTRE



Mail
102 Sandgate Road,
Folkestone, Kent
CT20 2BW

Tel
01303 212020

email
sales@hwald.co.uk

Web
www.hwald.co.uk

Residential Lettings &
Property Management

Tel
01303 212025

- ENTRANCE HALL
- STYLISH OPEN PLAN LIVING ROOM/KITCHEN WITH BALCONY
- ONE BEDROOM
- BATHROOM/W.C.
- ELECTRIC HEATING
- DOUBLE GLAZED
- LIFT SERVICE
- ATTRACTIVE COMMUNAL GARDENS
- FITTED CARPETS

24 HOUR EMERGENCY CALL SYSTEM

£89,500 Leasehold

HW2606178270



Kim A Clinch BSc, FRICS

27 Homepine House, Sandgate Road, Folkestone, Kent CT20 2XA

A newly decorated and stylishly re-modernised third floor retirement apartment within the popular McCarthy & Stone built Homepine House which is ideally located just a few minutes level walking distance of the town centre, Leas Promenade, and about ten minutes from the high speed rail services.

Internal viewing is strongly recommended to appreciate the modern fitted kitchen and bathroom and generous sitting room which leads onto a west facing covered balcony.

The communal landscape gardens overlook the famous Leas Promenade and this apartment is available for immediate occupation.

COMMUNAL ENTRANCE HALL	With security intercom lift and stair access to all floors. Front door to hallway having storage cupboard housing immersion tank, doors to:-
OPEN PLAN KITCHEN/LIVING ROOM	<i>21'0" x 10'6" narrowing to 7'2" (6.40m x 3.20m)</i> Having newly installed fitted kitchen with integrated fridge/freezer, electric oven and hob with extractor hood and lighting above, fitted wall and base units, stainless steel one and a half bowl sink with mixer taps, tiled splashbacks, wall mounted electric fire, television aerial point, telephone point, door entry phone, full height double glazed windows overlooking gardens and also with door to:-
COVERED BALCONY	Extending to the front of the bedroom.
BEDROOM	<i>11'8" x 8'9" (3.56m x 2.67m)</i> Having double glazed window overlooking gardens, wall mounted electric heater, built-in wardrobes.
BATHROOM/W.C.	<i>6'8" x 5'5" (2.03m x 1.65m)</i> A modern white suite comprising panelled bath with chrome mixer tap and shower attachment, low level w.c, pedestal hand basin, tiled walls, extractor fan, heated towel rail.
LEASE	99 years from 1986.
GROUND RENT	£220 per half year.
SERVICE CHARGE	£678 per half year.
COUNCIL TAX	Band 'B'.
AGENT'S NOTE	Only available for occupation to persons over 60 years of age.

27 Homepine House



VIEWING BY APPOINTMENT WITH AGENTS H.WALD & CO

OPENING HOURS: Monday - Friday 9.00 - 5.30, Saturday 9.00 - 3.00

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.