



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents

For Sale

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

A WEST FACING FOURTH FLOOR RETIREMENT APARTMENT
WITHIN EASY LEVEL WALKING DISTANCE OF THE TOWN CENTRE,
LEAS PROMENADE AND HIGH SPEED RAIL SERVICES



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Residential Lettings &
Property Management

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- ENTRANCE HALL
- LIVING ROOM WITH BALCONY
- KITCHEN
- ONE BEDROOM
- BATHROOM/W.C.
- ELECTRIC HEATING
- DOUBLE GLAZED
- LIFT SERVICE
- ATTRACTIVE COMMUNAL GARDENS
- 24 HOUR EMERGENCY CALL SYSTEM

EXTENDED LEASE

NO CHAIN

£89,950 Leasehold

HW0202178321



Kim A Clinch BSc, FRICS

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

A well presented fourth floor retirement apartment forming part of the popular McCarthy & Stone built Homepine House which is ideally located within just a few minutes walking distance of the town centre, Leas Promenade and within 10 minutes from high speed rail services to Ashford and London (57 minutes).

The accommodation is arranged as follows:-

COMMUNAL HALLWAY	With lift service to fourth floor level and front door to:-
ENTRANCE HALL	Having security entry phone system and cupboard housing hot water tank, electricity meter and consumer unit with shelving.
LIVING ROOM	<i>15'0" x 10'8" (4.57m x 3.25m)</i> Having west facing UPVC double glazed door and side window opening onto balcony, 2 wall light points, TV aerial point, oil filled radiator, arched opening to:-
KITCHEN	<i>7'2" x 5'5" (2.18m x 1.65m)</i> Having single drainer stainless steel sink unit with cupboard and drawer under, further cupboards and matching wall cupboards, tiled walls, worktops, electric cooker, fridge/freezer, power points, strip light and extractor vent.
BEDROOM	<i>11'10" x 8'8" (3.61m x 2.64m)</i> Having built-in double wardrobe cupboard with hanging rail and shelving, full height UPVC double glazed window, electric storage heater, wall light point, power points.
BATHROOM/W.C.	Having panelled bath with mixer tap and shower spray attachment, shower curtain, low level w.c, wash basin inset into vanity unit with mirrored cabinet above, strip lights, wall mounted heater.
COMMUNAL FACILITIES	There is a Residents Lounge situated on the ground floor to the rear of the building and with doors leading onto the communal Clifton Gardens to rear. Laundry Room, Guest Suite and 24 hour emergency call system.
COMMUNAL GARDENS	To either side and to the rear of the block is an extensive lawned parkland garden area which is for the exclusive use of the Residents.
PARKING	There are Residents parking spaces available subject to allocation by the House Manager dependant upon availability. In addition to residents parking, Visitors parking is also available on a first-come, first-served basis.
LEASE	139 year lease from 1983.
SERVICE CHARGE	£1,538.08 per annum.
GROUND RENT	£441.63 per annum.

37 Homepine House....

COUNCIL TAX

Band 'B', currently £1,386.68.



**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.

Energy Performance Certificate



37 Homepine House, Sandgate Road, FOLKESTONE, CT20 2XA

Dwelling type: Mid-floor flat
Date of assessment: 02 January 2014
Date of certificate: 02 January 2014
Reference number: 0428-2008-7229-1574-9994
Type of assessment: RdSAP, existing dwelling
Total floor area: 38 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 768

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 87 over 3 years	£ 87 over 3 years	Not applicable
Heating	£ 345 over 3 years	£ 345 over 3 years	
Hot Water	£ 336 over 3 years	£ 336 over 3 years	
Totals	£ 768	£ 768	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

