

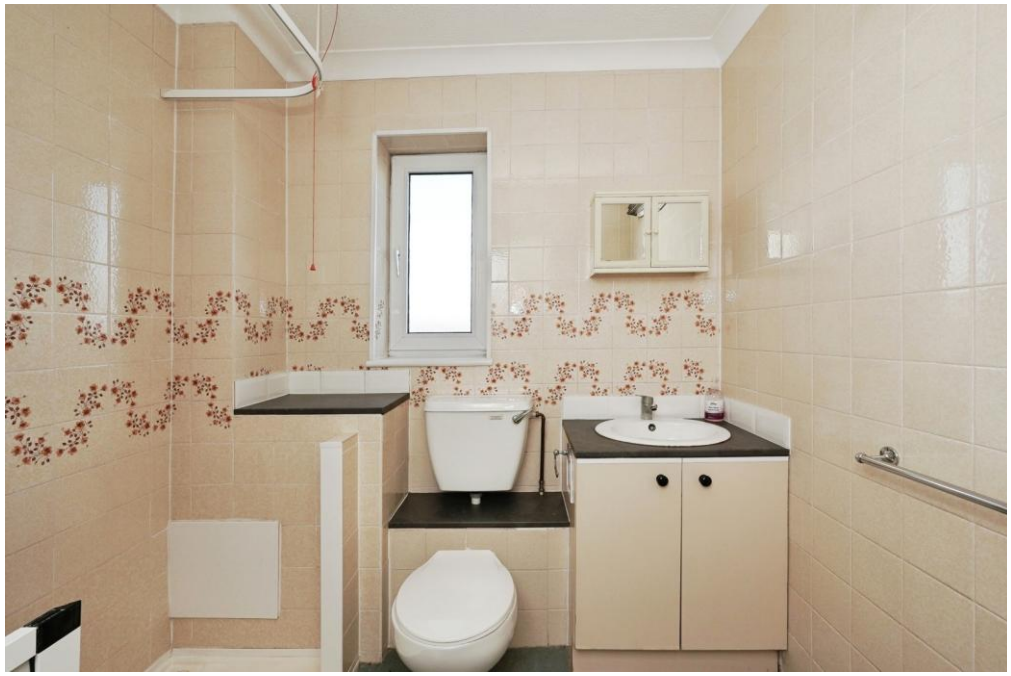
Sandgate Road, Folkestone, Kent

Asking Price: £80,000

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Located on the top floor of the sought-after Homepine House on Sandgate Road, this one-bedroom apartment forms part of a popular McCarthy & Stone retirement development. Enjoying pleasant elevated views across Folkestone and towards the surrounding hills, the property offers comfortable and practical accommodation in a highly convenient location.

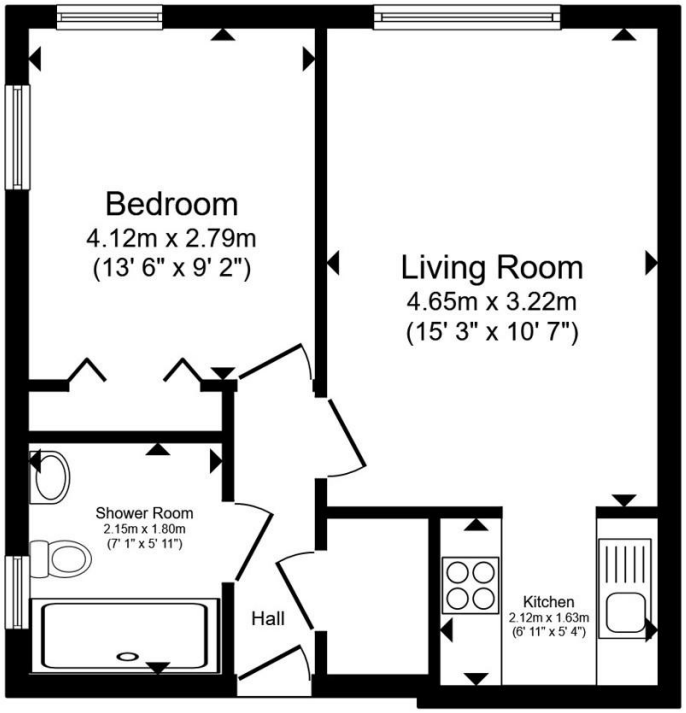
The apartment comprises a bright lounge, kitchen, double bedroom with fitted wardrobes, and a shower room featuring an easy-access walk-in shower. The elevated position provides an attractive outlook, creating a peaceful environment to relax and unwind.

Homepine House benefits from an excellent range of resident facilities, including a welcoming residents' lounge with direct access to beautifully maintained communal gardens, laundry facilities, and two guest suites available for visiting family and friends. The development is designed with accessibility in mind, offering wheelchair-friendly access throughout, together with the reassurance of an on-site House Manager and a 24-hour Careline emergency alarm service.

Homepine House is ideally located to enjoy access to the Leas Promenade, and is just a short walk from the town centre with plenty of shops, restaurants and cafés on offer. On a local bus route, it is conveniently positioned for transport links.







Total floor area 38.6 m² (415 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£1476**

Years Left on Lease: **56**

Ground Rent: **£441**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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