



**Price**

**£150,000**

**Leasehold**

2x  1x  1x 

**Garden House Court,  
Sandgate Road,  
Folkestone, Kent, CT20**

*Wards*  
Helping you move forwards





## Main features

- **FIRST 12 MONTHS SERVICE CHARGES PAID FOR**
- **Chain free ground floor retirement flat**
- **Close walk to town centre and beach**
- **Residents lounge, laundry room, parking**
- **24 hr emergency call system**
- **Bright, spacious and very well presented**



### Nearest Schools

Primary Schools: Lympe C of E Primary 0.6 miles, Folkestone Christ Church CofE Primary 0.7 miles, Sandgate Primary 0.8 miles

Secondary Schools: The Folkestone School for Girls 0.7 miles, The Harvey Grammar School 1.1 miles, Highview School 1.3 miles



### Transport Information

Train Stations: Folkestone Central 0.7 miles, Folkestone West High Speed Link 1.0 miles, Dover Priory 6.8 miles

## Accommodation

### GROUND FLOOR

#### L Shaped Hallway

Lounge: 23'1 x 10'1 (7.04m x 3.08m)

Kitchen: 7'1 x 7'0 (2.16m x 2.14m)

Bedroom 1: 18'1 x 9'0 (5.52m x 2.75m)

Bedroom 2: 18'1 x 9'0 (5.52m x 2.75m)

Bathroom: 18'1 x 6'1 (5.52m x 1.86m)

Walk-in Cupboard: 6'1 x 5'1 (1.86m x 1.55m)

Storage Cuboard

### OUTSIDE

Courtyard

**Call Folkestone - 01303 256505 ■ [wardsofKent.co.uk](http://wardsofKent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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