



Flat 41 Garden House Court 142 Sandgate Road Folkestone CT20 2FF  
Guide £120,000

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# Flat 41 Garden House Court

## 142 Sandgate Road Folkestone CT20 2FF

An attractive third floor one bedroom McCarthy and Stone apartment.

Chain Free.

### Situation

This lovely apartment is well located within Folkestone town centre. Folkestone offers a wide range of shopping, recreational and educational facilities together with the famous Leas promenade with access down to the seafront within just a few minutes walk.

Within a short driving distance of the property is access to the M20 motorway, together with main line train services to London and the High Speed Link affording travel time from Folkestone to London St. Pancras via Ashford in 59 minutes.

### The Property

A beautifully presented McCarthy and Stone retirement apartment, offering everything needed for a comfortable and independent lifestyle with peace of mind. The development features a secure main entrance with a door entry system connected to the apartment and CCTV monitoring for added security.

Residents benefit from a spacious communal lounge and kitchen on the ground floor, with doors opening onto a pleasant shared garden and seating area. Additional amenities include a guest suite, available for pre-booking with the house manager, and a communal laundry room for convenience. A lift provides easy access to all floors.

Inside the apartment, the entrance hall is equipped with an emergency call system, linked to the house manager via an intercom, along with emergency pull cords in every room. A generous walk in storeroom with shelving houses the Gledhill Pulsacoil unit for hot water supply. The bright and airy living room features an elegant fire surround and a double glazed door and window leading to a

small balcony, which overlooks the attractive gardens of Trinity Gardens.

Double doors open into a well equipped kitchen, fitted with a matching range of cupboards and drawers, roll top laminate work surfaces, a stainless steel sink with drainer, an integral fridge and freezer, an electric hob with extractor hood, and a built in electric oven. A double glazed window provides further views of Trinity Gardens.

The spacious double bedroom includes fitted mirrored wardrobes and enjoys lovely garden views. The bathroom is well appointed with a panelled bath featuring a grab rail, a fitted shower with a screen, a low level WC, a vanity wash hand basin, wall tiling, an extractor fan, and a wall mounted heater.

This thoughtfully designed apartment provides a secure and welcoming environment, ideal for a happy and independent retirement.

### Outside

At the front of the property there are visitor parking spaces whilst at the rear is a very pretty communal residents garden.

### Services

Mains electricity, water and drainage. Electric storage heating.

Lease: 125 years from 1 December 2005

Service Charge: £3,302 (Oct 2024-Sept 2025)

Ground Rent: £395 per annum

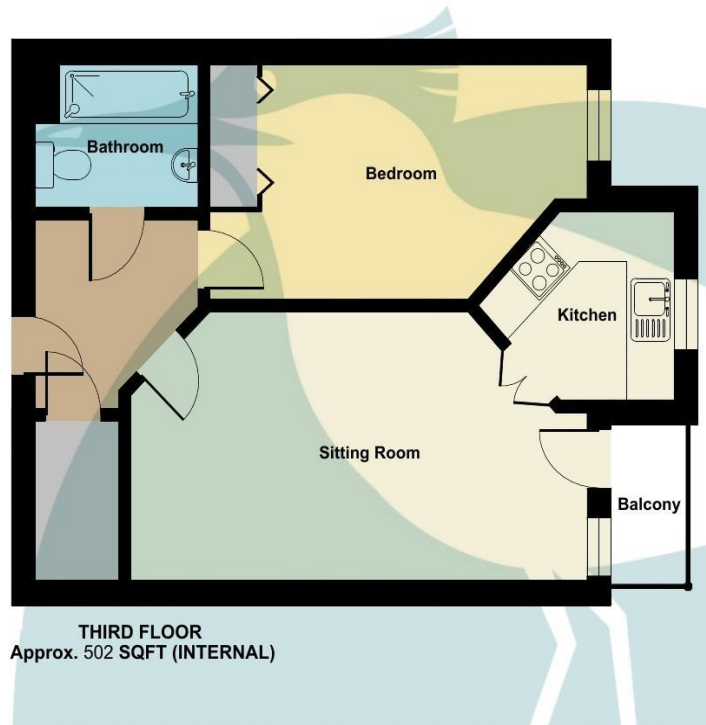




To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



**Sitting Room**  
19'2 x 10'8 (5.84 x 3.25)

**Kitchen**  
7'6 x 6'6 (2.29 x 1.98)

**Bedroom**  
15'10 x 9'4 (4.83 x 2.84)

**Bathroom**  
6'10 x 5'8 (2.08 x 1.73)

## Local Authority

Folkestone and Hythe District Council, Council Offices,  
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Leasehold

Current Council Tax Band: B

EPC Rating: C

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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