



ESTATE AGENTS

ANDREW & CO

Astford Office: 2 High Street,
Astford, Kent, TN24 8SQ
01233 632383

E: info@andrewandco.co.uk
www.andrewandco.co.uk

New Romney Office: 24 High Street,
New Romney, Kent, TN28 8BY
01797 362898

E: info@andrewandco.co.uk
www.andrewandco.co.uk

Charing Office: 20 High Street, Charing,
Astorford, Kent, TN27 0HX
01233 714886

E: info@andrewandco.co.uk
www.andrewandco.co.uk

Cheriton Office: 30 Cheriton High Street,
Folkestone, Kent, CT19 4ET
01303 279955

E: cheriton@andrewandco.co.uk
www.andrewandco.co.uk

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 an illustration purpose which 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.



ANDREW & CO

ESTATE AGENTS

30 Cheriton High Street, Folkestone, Kent, CT19 4ET
01303 279955
E: cheriton@andrewandco.co.uk
www.andrewandco.co.uk

Laurel Court, Stanley Road
Cheriton, Folkestone, Kent, CT19 4RL
Guide Price £140,000 - £160,000



EPC Rating:
C



MAIN ENTRANCE Main entrance to the building. Access to the residents facilities, lounge and restaurant. House managers office and guest suite are all located on the ground floor.

ENTRANCE HALL 15' 11 max" x 3' 03" (4.85m x 0.99m) Entrance door to the apartment leads into the hallway. Carpeted floor coverings, large cupboard for storage and hot water tank. Access to all rooms and emergency cords.

Guide Price £140,000 - £160,000...

COMMUNAL AREAS On the ground floor is a very large owner's Lounge, with separate seating areas. This is used for socializing if required, with tea/cake and coffee/biscuits provided by the restaurant kitchen. Attached to the Lounge is a private function room, which can be hired, and is connected to wi-fi for those without their own broadband.

LOUNGE/DINER 21' 07" x 10' 08" (6.58m x 3.25m) Beautifully sunny room and door to Juliette balcony overlooking the communal gardens. Carpeted floor coverings and electric storage heater. Doors opening to the kitchen.

Rarely available 2-bedroom retirement apartment set facing onto the landscaped communal gardens and with a Juliette balcony. Fully fitted kitchen also faces onto the gardens and bathroom has everything you would need plus a wet area for the shower.

BEDROOM 14' 01" x 10' 01" (4.29m x 3.07m) Good sized double bedroom with a nice aspect over the gardens. Built in wardrobes to the side of the room with an over-bed unit and carpeted floor coverings.



BEDROOM 15' 03" x 9' 04" (4.65m x 2.84m) Good size double bedroom with carpeted floor coverings and window overlooking the communal gardens.



BATHROOM / WETROOM 9' 05" x 8' 10" (2.87m x 2.69m) Fully fitted bathroom with the extra addition of a walk-in wet room style shower enclosure. Nice complementary tiling and built in vanity unit.

COMMUNAL GARDENS Beautiful landscaped communal gardens with outside seating areas.

PARKING There is a parking forecourt as you enter the development and space for visitor parking too.

Tenure: Leasehold

Local Authority: Folkestone & Hythe District Council

