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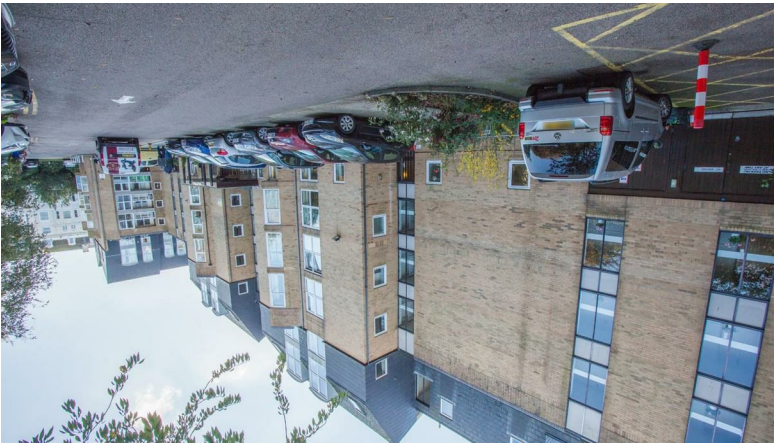
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Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
F	E
E	D
D	C
C	B
B	A
A	
Very energy efficient - lower running costs	
77	84



Fourth Floor



SANDGATE ROAD FOLKESTONE



SANDGATE ROAD  
FOLKESTONE

GUIDE PRICE £120,000

- Warden Assisted Home
- Immaculate Condition
- Two Bedrooms
- Balcony
- High Quality Kitchen
- Central Location By The Leas

## LOCATION

Folkestone

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

West End

Famed for it's sought after and salubrious location, the West End of Folkestone is arguably the most desirable place to live. It provides an array of homes ranging from large executive styles to period apartments on the sea front and is most enjoyed for its close proximity to the sea and town and also the great train links it offers to London, allowing a commute in under an hour!

## ABOUT

TWO Bedroom, Well Presented, Warden Assisted Retirement Apartment!

Miles and Barr are very pleased to offer this two bedroom apartment to the market. Homepine House is set on the popular Sandgate Road and offers an easy walk to the main High Street and The Leas Promenade overlooking the English Channel and seafront, therefore making this home ideally set for all your needs.

Set on the fourth floor with a lift service available, the apartment is well presented throughout and offers accommodation comprising; entrance hall, good sized lounge/diner with storage, modern fitted kitchen, shower room, double bedroom with fitted wardrobes and small balcony area, and a further bedroom. Outside to the front there is off street parking (available upon request via management) and to the rear are lovely and well tended private gardens leading on to The Leas. The property also benefits from large double glazed windows, and storage heater.

Homepine House has communal areas where there is always something going on thus generating a lovely community feeling. There is a house manager on call for your needs and emergency pull cords for peace of mind.

Popular with the locals, we suggest you move quickly before this one is snapped up, and call MILES AND BARR today to organise your internal viewing!

## DESCRIPTION

Fourth Floor

Entrance

Lounge/Diner 12'11" x 11'8" (3.96m x 3.58m)

Kitchen 7'4" x 5'4" (2.24m x 1.65m)

Shower Room 5'1" x 5'1" (1.57m x 1.57m)

Bedroom One 12'11" x 9'3" (3.94m x 2.82m)

Bedroom Two 7'6" x 7'3" (2.29m x 2.21m)

