



**Flat 66, Laurel Court, 24 Stanley Road**

Offers in Region of £80,000

**Skippers**

## Flat 66

### Laurel Court, Folkestone

Welcome to Laurel Court, a friendly retirement development in Cheriton. This second-floor apartment for over 60s boasts a spacious living area, modern kitchen, and stylish wet room. Enjoy community living with communal lounge, gardens, and guest suite. Close to amenities for independent living with support.

- Offers in Region of £80,000
- One Bedroom Retirement Property
- Beautifully Maintained Throughout
- 24 Hour Care Line Available
- Communal Gardens
- Guest Suite for Relatives
- Restaurant With Great Food Choices Served Daily
- EPC Rating "C"





Welcome to Laurel Court, a friendly and well-maintained retirement development in the heart of Cheriton. This lovely one-bedroom second floor apartment offers a comfortable and relaxed lifestyle, designed exclusively for those aged 60 and over.

The apartment features a bright and spacious living/dining room with a pleasant outlook, a modern fitted kitchen, and a generous double bedroom with a built-in wardrobe. The stylish wet room includes both a walk-in shower and a separate bath, providing comfort and convenience. The property is tastefully decorated throughout, with electric heating and double glazing for year-round warmth.

Residents at Laurel Court enjoy a welcoming community atmosphere, with great facilities including a communal lounge, beautifully kept gardens, and resident and visitor parking. There is also a lift to all floors and a 24-hour emergency call system for peace of mind.

A real bonus is the guest suite, which residents can book through the House Manager for visiting friends and family. Plus, as part of the management service, residents can also arrange to stay in guest suites at other developments across the country – perfect for short breaks or visiting loved ones.

Conveniently located close to local shops, cafes, bus routes, and medical facilities, this charming apartment offers independent living with the reassurance of support when you need it.

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## 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.

## 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.

## ENTRANCE HALL

Good size hallway with access to the store cupboard where the new water tank is housed and space for airing or storage.



## LOUNGE/DINER

25' 4" x 10' 8" (7.72m x 3.25m)

Beautifully sunny room with great views of the South Downs and door to Juliette balcony overlooking the communal garden and entrance to Laurel Court. Doors opening to the kitchen.

## KITCHEN

7' 7" x 8' 4" (2.31m x 2.54m)

Fully fitted kitchen with built in oven, hob, extractor, fridge/freezer and vinyl flooring. The kitchen has a front facing UPVC double glazed electric opening window.



**BEDROOM**

14' 11" x 10' 1" (4.55m x 3.07m)

Very spacious with built in wardrobe, electric storage heater, telephone socket, TV aerial.

**BATHROOM / WET ROOM**

9' 5" x 8' 9" (2.87m x 2.67m)

Bathroom comprises of a full size bath and wet room flooring housing a walk in shower area. Nice vanity sink and storage underneath and close coupled w/c.



## LAUNDRY

Fully equipped laundry area for house residents.

## SCOOTER STORE

Storage area for electric scooters. This is at request once living in the property.

## COMMUNAL GARDENS

Communal landscaped gardens and seating areas

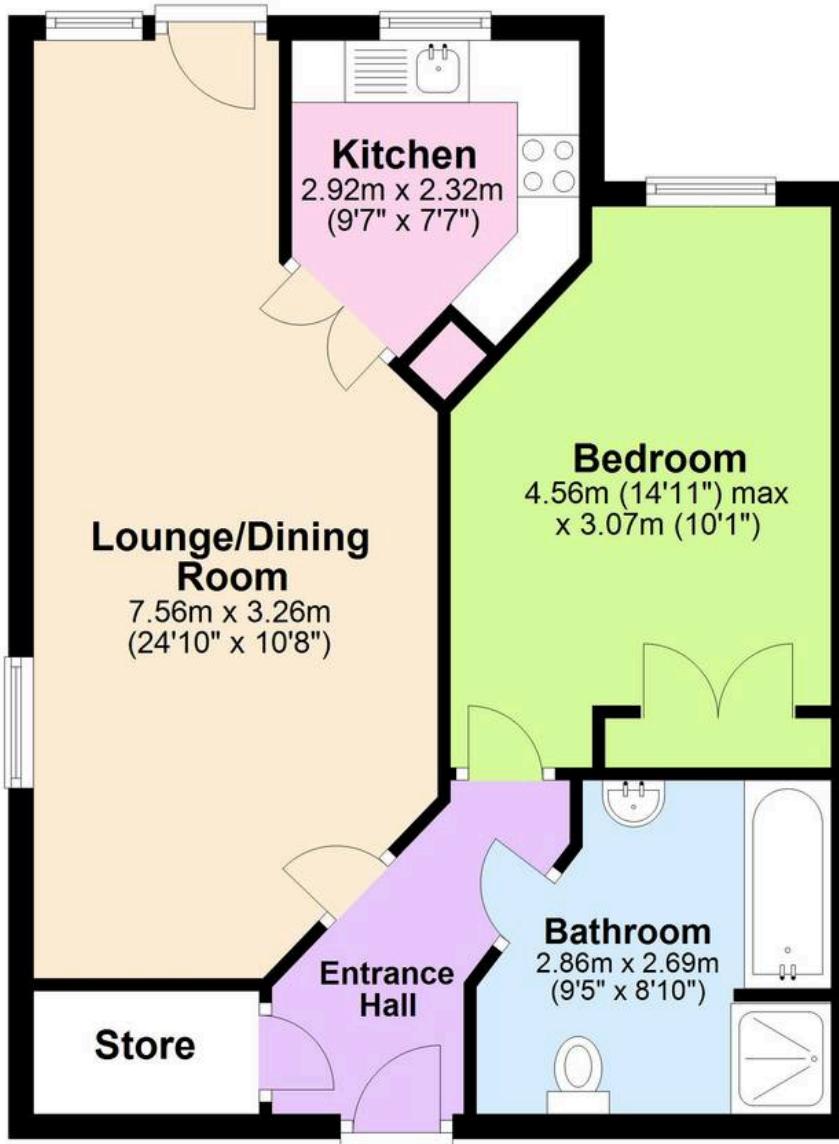
## PARKING

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



## Second Floor

Approx. 52.9 sq. metres (569.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



## Skippers Estate Agents Cheriton/Folkestone

30 High Street, Cheriton - CT19 4ET

01303 279955

[cheriton@skippers-ea.co.uk](mailto:cheriton@skippers-ea.co.uk)

[skippers-ea.co.uk](http://skippers-ea.co.uk)

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