



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



PLEYDELL COURT, PLEYDELL GARDENS, FOLKESTONE

£550 pcm

**A WELL APPOINTED SECOND FLOOR ONE DOUBLE
BEDROOM RETIREMENT APARTMENT IN MOST
CONVENIENT TOWN CENTRE LOCATION.**



Mail
102 Sandgate Road,
Folkestone, Kent
CT20 2BW

Tel
01303 212020



Web
www.hwald.co.uk



email
sales@hwald.co.uk



Residential Lettings &
Property Management

Tel
01303 212025

Pleydell Court, Pleydell Gardens, Folkestone, Kent CT20 2DB

ENTRANCE HALL , LOUNGE/DINING ROOM , KITCHEN WITH APPLIANCES , BATHROOM/W.C. , ONE DOUBLE BEDROOM , STORAGE HEATING, DOUBLE GLAZING, FITTED CARPETS & CURTAINS, 24 HOUR EMERGENCY HELPLINE, LIFT SERVICE, UNALLOCATED PARKING

Description

A well appointed second floor one double bedroom retirement apartment in most convenient town centre location.

Unfurnished. Regret no Housing Benefit Tenants, Children, Pets or Smokers.

Please note fees apply as follows when renting a property:-

- 1) Reference fee of £100 inclusive of VAT for first applicant and £50 inclusive of VAT for each additional applicant over the age of 18 living at the property (non-refundable).
- 2) If a Guarantor is required there is a referencing fee of £50 inclusive of VAT.
- 3) First month's rent in advance = £550.00
- 4) Security deposit equivalent to 6 weeks rent = £762.00 (refundable upon exit unless required for repairs) subtract £125 check-out fee inclusive of VAT.
- 5) Contract fee of £150 inclusive of VAT.

Lift service to Second Floor level.

ENTRANCE HALL

With walk-in airing cupboard, having dual rod immersion heater.

LOUNGE/DINING ROOM 22'6" x 10'9" max. (6.86m x 3.28m) 6'9" min.

Night storage heater, two wall lights, glazed double doors to:-

KITCHEN 7'6" x 6'9" (2.29m x 2.06m)

Having worktops and wood trimmed cupboards and drawers to three sides and incorporating single drainer stainless steel sink, Electrolux single oven, Electrolux hob with extractor hood over, space for fridge.

BEDROOM 15'8" x 9'0" max. (4.78m x 2.74m)

Having storage heater, fitted wardrobes, two wall lights, alarm pull.

BATHROOM/W.C.

Fully tiled having panelled bath with shower attachment, basin, low level W.C., extractor fan, Dimplex wall heater.

OUTSIDE

Unallocated parking on a first come first served basis.

AGENT'S NOTE

Pleydell Court is warden assisted and with communal Residents' Lounge, Laundry Room, 24 hour emergency pull cords and a Day Manager. Applicants applying to rent this apartment will have to undergo an interview with the Day Manager before undergoing reference checks etc.

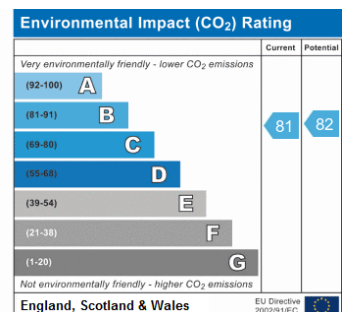
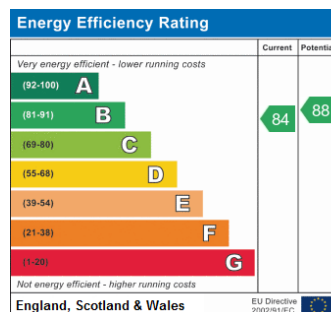
Tenure AST Managed

Viewings Strictly by appointment only - Property Reference HW8533

Opening Hours:

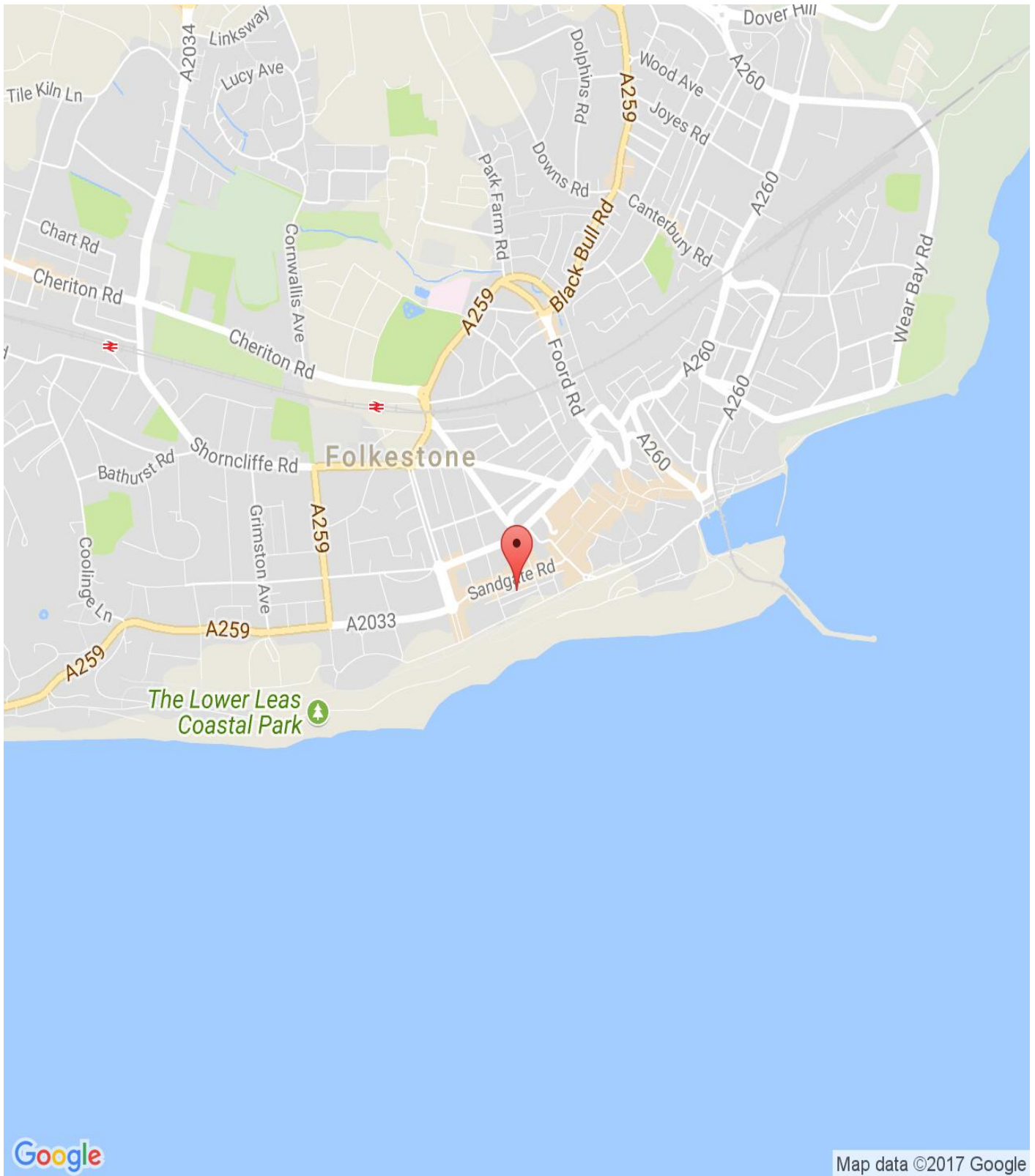
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

Mail
102 Sandgate Road,
Folkestone, Kent
CT20 2BW

Tel
01303 212020



Web
www.hwald.co.uk



email
sales@hwald.co.uk



Residential Lettings &
Property Management

Tel
01303 212025