



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



18 PLEYDELL COURT, PLEYDELL GARDENS, FOLKESTONE

£86,000 Leasehold

A PARTICULARLY WELL PRESENTED AND APPOINTED FIRST FLOOR APARTMENT WITH WEST FACING OUTLOOK AND BALCONY



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Residential Lettings &
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18 Pleydell Court, Pleydell Gardens Folkestone, Kent CT20 2DB

**ENTRANCE HALL , LOUNGE/DINING ROOM , REMODERNISED
KITCHEN WITH APPLIANCES , BATHROOM/W.C. , DOUBLE
BEDROOM WITH BALCONY OFF , STORAGE HEATING**

Description

Internal viewing is highly recommended on this very pleasant positioned first floor retirement apartment within the popular Pleydell Court McCarthy & Stone development which provides a most convenient town centre location.

The apartment in particular benefits from a very pleasant westerly outlook from the Living Room, Kitchen and balcony off the bedroom, including some glimpses of the sea to the south. There are all the usual advantages of a McCarthy & Stone development including a lift facility, House Manager, secure entry system, emergency pull cords, Residents' Lounge and laundry and parking area and access to a Guest Suite at a reduced tariff.

The accommodation comprises:-

ENTRANCE HALL

Having an airing cupboard with lagged hot water tank, coved ceiling.

LOUNGE/DINING ROOM 19'3" max. x 10'6" max. (5.87m x 3.20m)

Having night storage heater, coved and artexed ceiling, two wall lights, pleasant window outlook from the Dining Area, glazed double doors through to:-

KITCHEN 7'0" x 7'0" max. (2.13m x 2.13m)

Recently reappointed with light oak effect cupboards and drawers to three sides and matching wall cupboards, single drainer stainless steel sink, attractive tiled splashbacks, electric ceramic hob and extractor hood, Bosch single oven, space for fridge/freezer, double and single power point.

BEDROOM 15'8" max. x 9'3" (4.78m x 2.82m)

Having night storage heater, coved ceiling, full depth glazed door to:-

BALCONY

With pleasant street outlook and some views to the English Channel.

BATHROOM/W.C.

An internal room fully tiled and having panelled bath with shower attachment and screen, low level W.C., basin with vanity surround and cupboards under, wall heater and extractor fan.

LEASE

We understand that the lease is to be for a period of 125 years from 1996.

MAINTENANCE CHARGE

Approximately £1,130 per half year (which includes water rates).

GROUND RENT

£137.50 per half year.

COUNCIL TAX

Band B.

AGENT'S NOTE

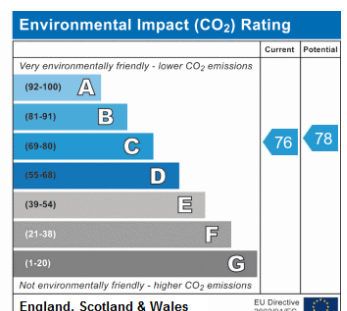
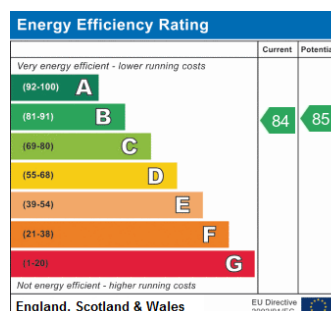
The purchaser must be over the age of 60 years or in the event of a couple the age is 55 and over or such other age as the landlords may at their discretion permit.

Viewings Strictly by appointment only -
Property Reference HW8615

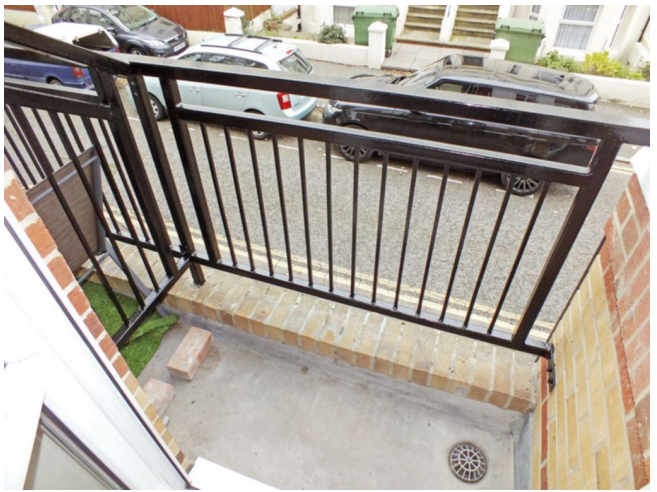
Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

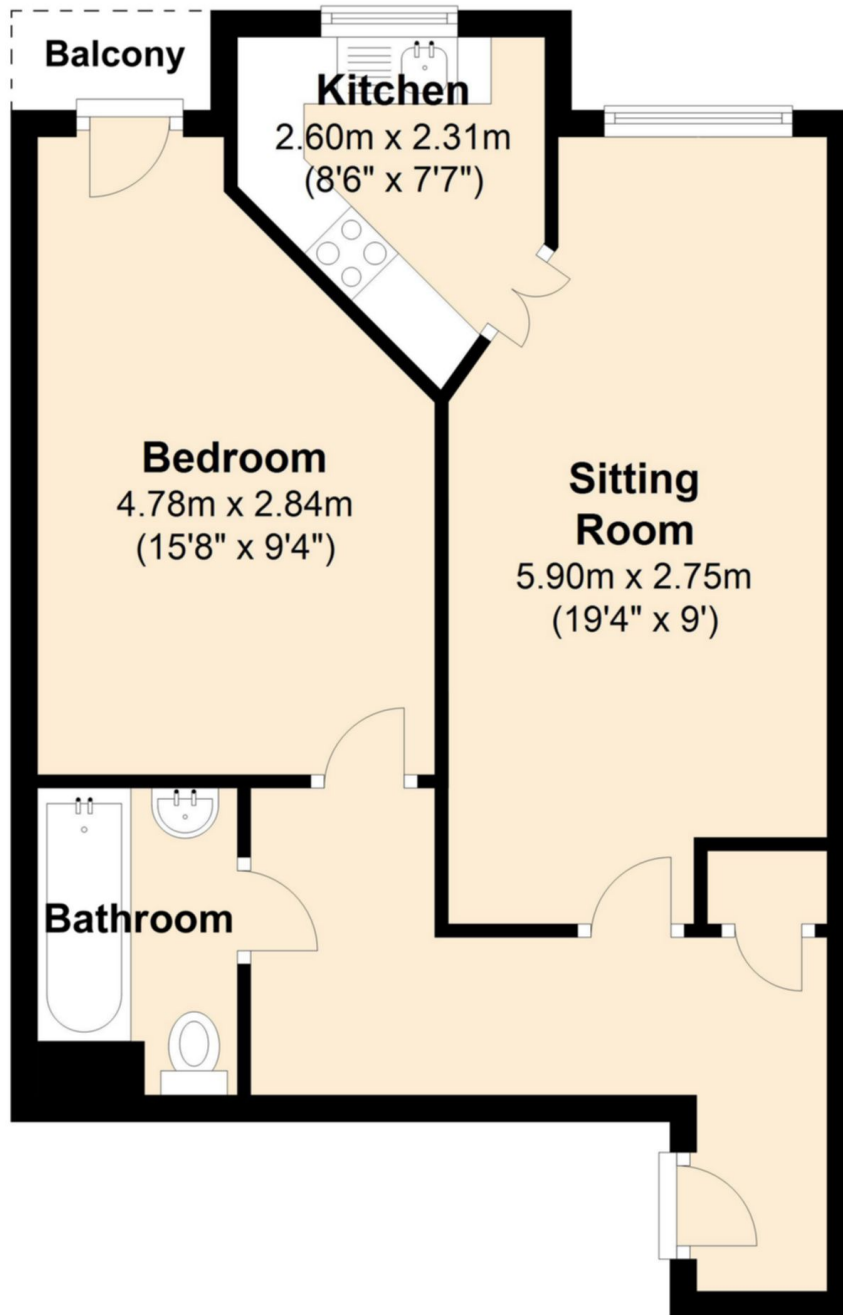






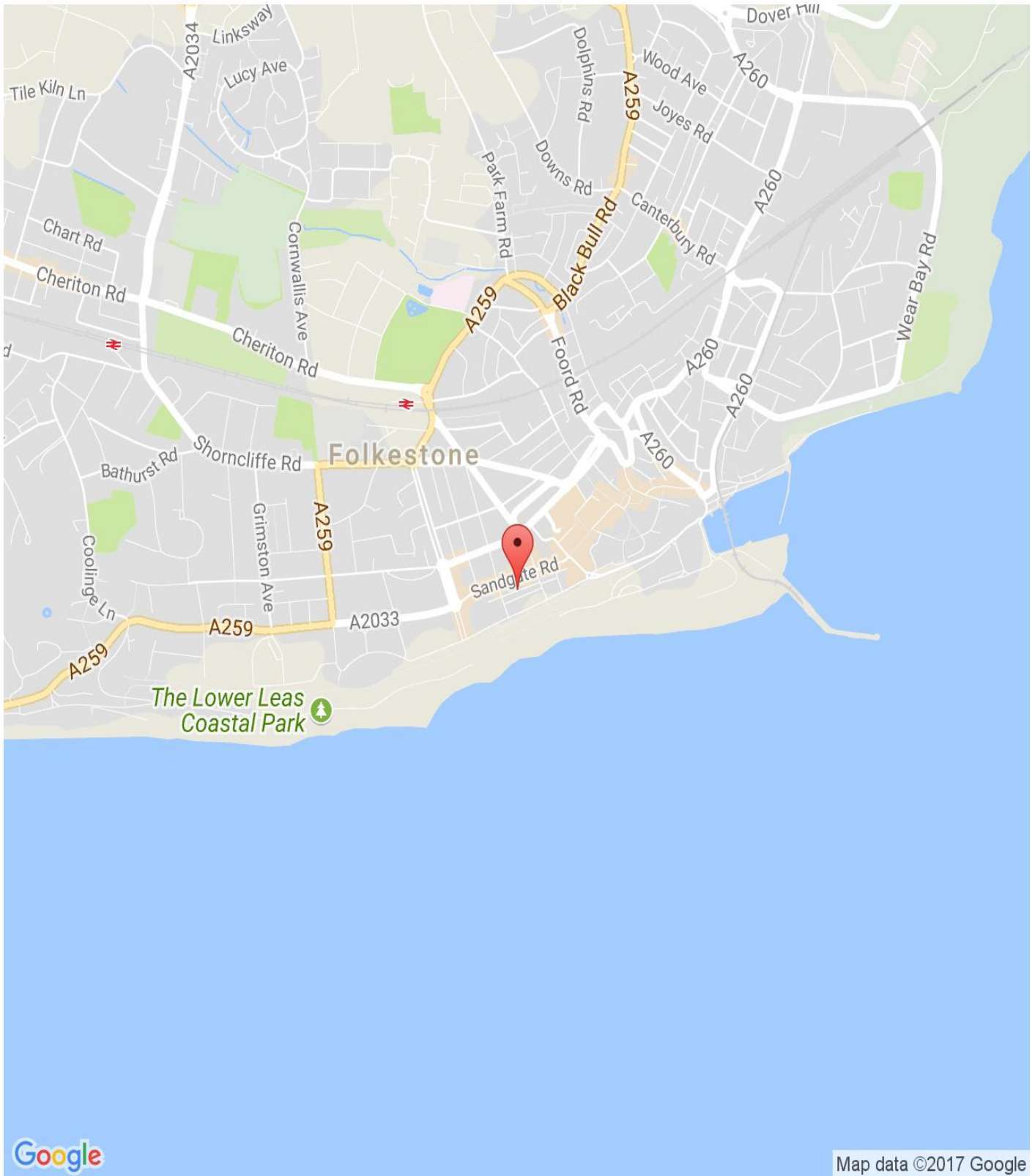
Ground Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



Total area: approx. 45.7 sq. metres (491.6 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



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.

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