



**32 GLENDALE, THE BAYLE,
FOLKESTONE**

£84,500 Leasehold

**A VERY WELL PRESENTED ONE BEDROOM THIRD
FLOOR (TOP) CORNER POSITION RETIREMENT
APARTMENT IN CONVENIENT TOWN CENTRE
MCCARTHY & STONE DEVELOPMENT**

NO CHAIN

MOTIS2918140818



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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co

Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

32 Glendale, The Bayle Folkestone CT20 1SH

**ENTRANCE HALL , 14' LOUNGE/DINING ROOM , KITCHEN ,
ONE BEDROOM , SHOWER ROOM/W.C. , DOUBLE GLAZED,
ELECTRIC HEATING, LIFT SERVICE, SECURE PARKING AVAILABE,
USE OF COMMUNAL LOUNGE, LAUNDRY & GUEST BEDROOM**

Description

This third floor (top) retirement apartment benefits from a very pleasant corner position with panoramic views over the East Cliff area of the town and towards the North Downs.

Glendale is particularly conveniently located in the historic Bayle area of Folkestone within easy walking distance of the town centre and also close to The Leas Promenade. It comprises 52 apartments arranged over five floors each served by a lift and with House Manager who can be contacted from various points within the flat in case of emergency. There is also a 24 hour emergency care line response system.

Lift service to third floor level. Front door opening to:-

ENTRANCE HALL

Having trap to loft, door entry phone, walk-in cupboard with hot water tank and dual rod immersion heater.

LOUNGE/DINING ROOM 14'9" x 10'2" (4.50m x 3.10m)

Having double aspect windows and with panoramic town views, electric heater, glazed double doors through to:-

KITCHEN 7'3" x 5'7" (2.21m x 1.70m)

Having window to side, good range of wood trim cupboards and drawers to three sides and incorporating single drainer stainless steel sink, matching range of wall cupboards, ceramic hob and Hotpoint single oven, Indesit refrigerator (2 years old included, two double and single power points.

BEDROOM 13'6" max. x 8'8" (4.11m x 2.64m)

Having electric heater.

SHOWER ROOM/W.C.

Having corner shower cubicle with Aqualisa fitment, low level W.C., basin with cupboards under, extractor fan, fully tiled walls.

OUTSIDE

We understand that there is secure underground parking available by separate negotiation.

LEASE

We understand that the lease runs for 125

years from 01/02/93.

GROUND RENT

£372.91 per annum.

MAINTENANCE CHARGE

Approx. £1,800 per annum. (This includes water rates and use of the laundry room).

AGENT'S NOTE

Purchasers must be over the age of 60 years or, in the event of a couple one must be over the age of 60 and other over the age of 55 years.

COUNCIL TAX

Band B.

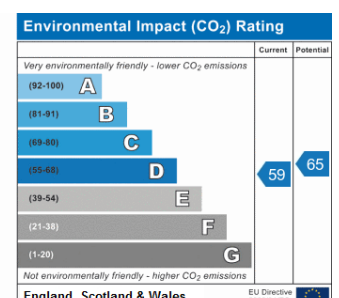
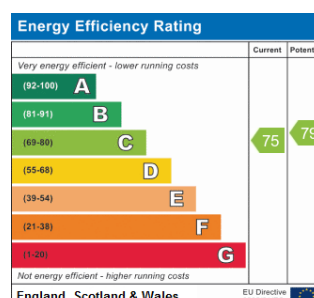
Tenure Leasehold

Postcode CT20 1SH

Viewings Strictly by appointment only - Property Reference MOTIS_002918

Opening Hours:

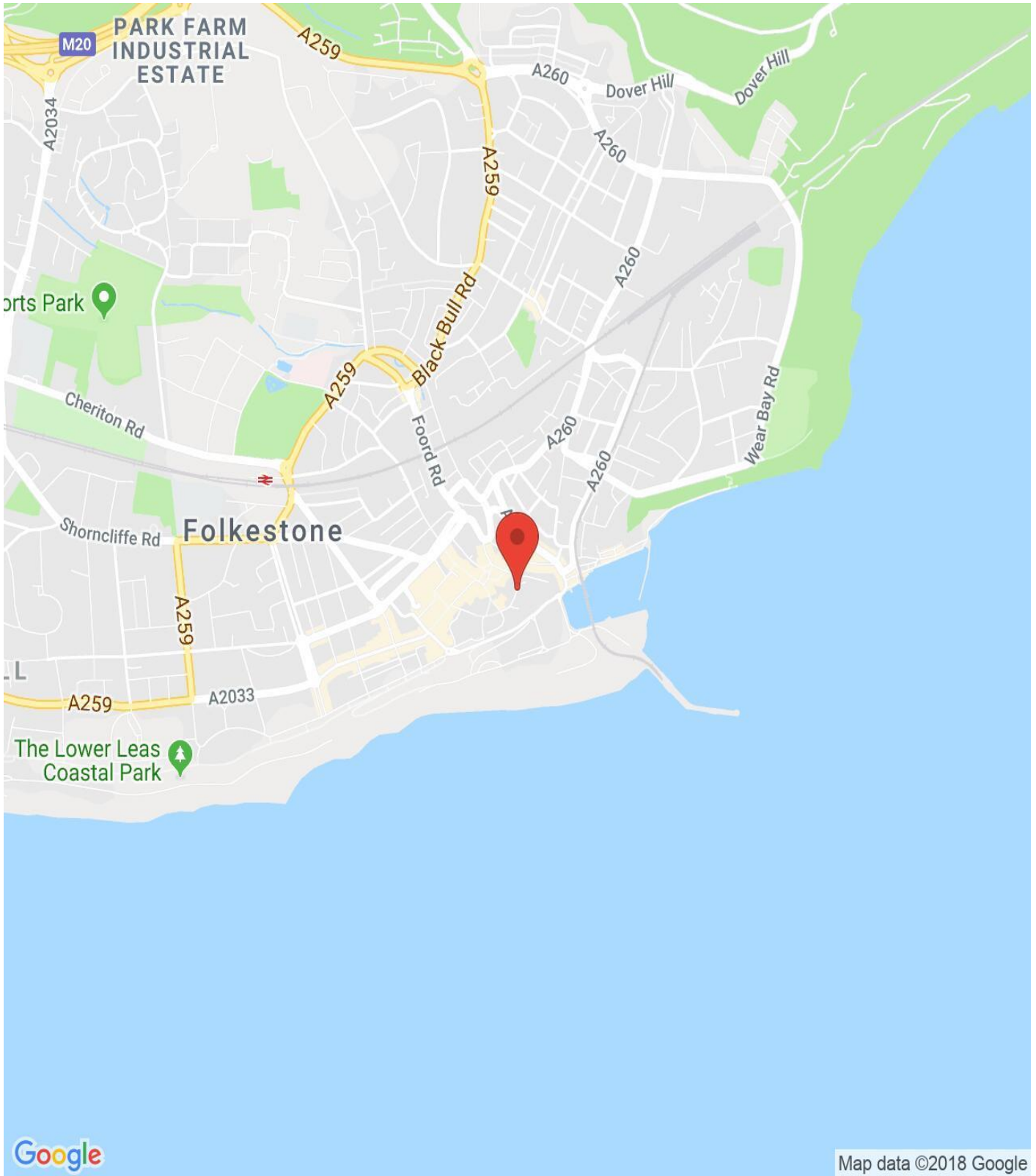
Monday - Friday 9.00 - 5.30
Saturday 9.00 - 3.00











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.

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