



**32 PLEYDELL COURT, PLEYDELL
GARDENS, FOLKESTONE**

£125,000 Leasehold

**TWO BEDROOM THIRD FLOOR
RETIREMENT APARTMENT IN PLEYDELL
COURT**

MOTIS3001130818



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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 Pleydell Court, Pleydell Gardens Folkestone CT20 2DB

**TWO BEDROOM , THIRD FLOOR , TOWN CENTRE LOCATION ,
RETIREMENT APARTMENT , SHOWER ROOM , LIFT**

Description

Internal viewing is highly recommended for this very pleasantly positioned Third floor retirement apartment within the popular Pleydell Court McCarthy & Stone development, ideally located in Folkestone town centre.

The development includes a lift facility, House Manager, security entry system, emergency pull cords, Residents' Lounge and laundry and parking area to front (unallocated).

The accommodation comprises:-

Lift service to third floor level.

ENTRANCE HALL

With entry phone, airing cupboard and electric heater

LOUNGE/DINER 18'8" x 10'4" (5.69m x 3.15m)

Carpeted with double glazed window facing east and another facing south, electric heater.

KITCHEN 7'5" x 7'2" (2.26m x 2.18m)

Fitted with wall and base units, electric over and microwave above, electric hob, integrated fridge and freezer, stainless steel sink and drainer.

BEDROOM 15'2" x 9'2" (4.62m x 2.79m)

With built in wardrobes and high level wall cupboards, TV fitted to the wall, door to balcony, electric heater

BALCONY

BEDROOM TWO 10'5" x 8'7" (3.18m x 2.62m)

With electric heater and double glazed window

SHOWER ROOM

Fully tiled with low level W.C., shower cubicle, wash hand basin with cupboard under and heated towel rail.

COUNCIL TAX

Band C.

ADDITIONAL INFORMATION

Maintenance Charges: £1800 paid in March and September Ground Rent: £310 PA

Tenure Leasehold

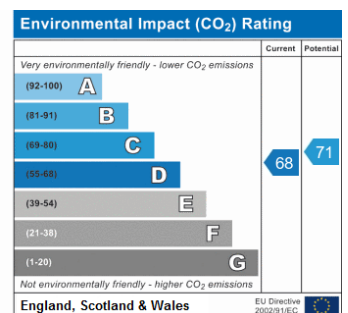
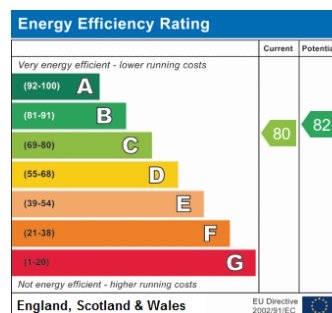
Postcode CT20 2DB

Viewings Strictly by appointment only -
Property Reference MOTIS_003001

Opening Hours:

Monday - Friday 9.00 - 5.30

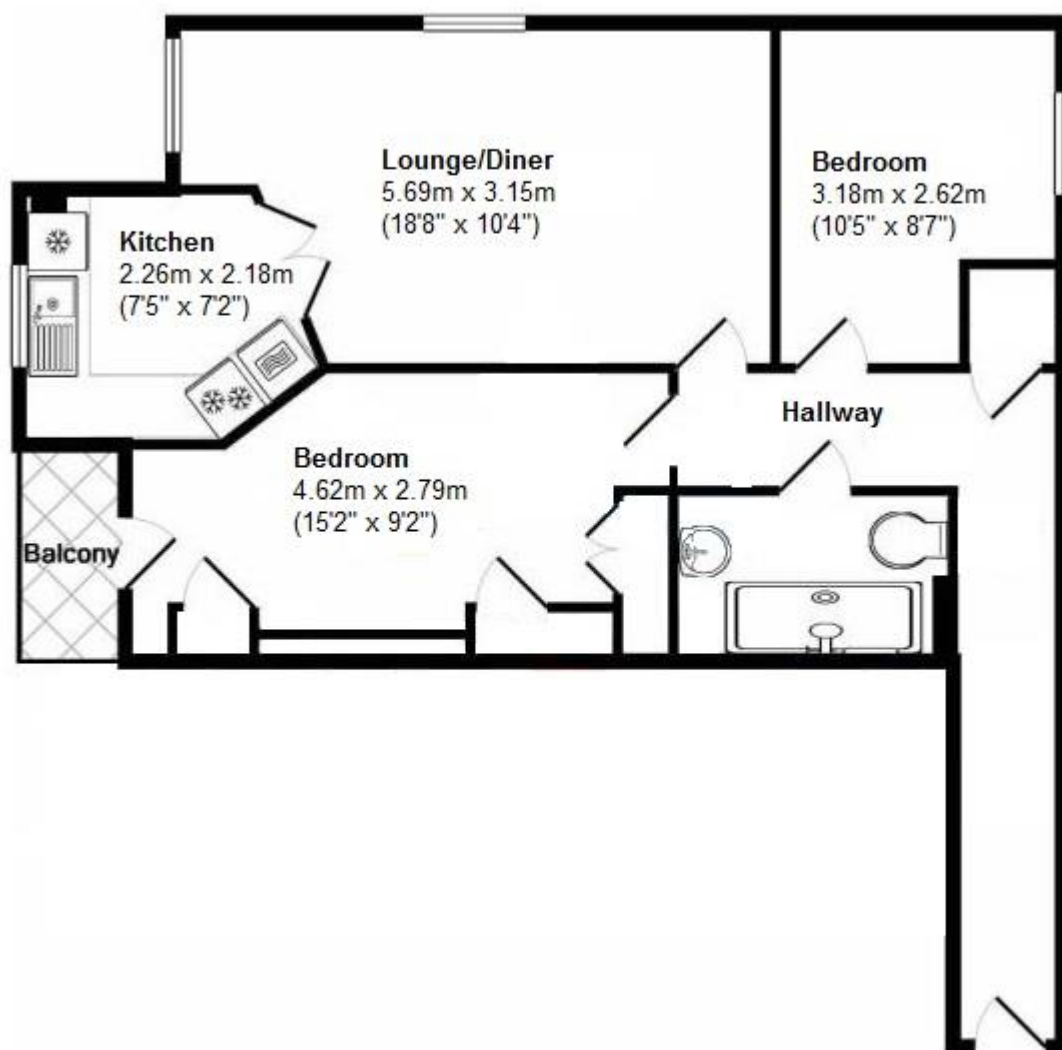
Saturday 9.00 - 3.00



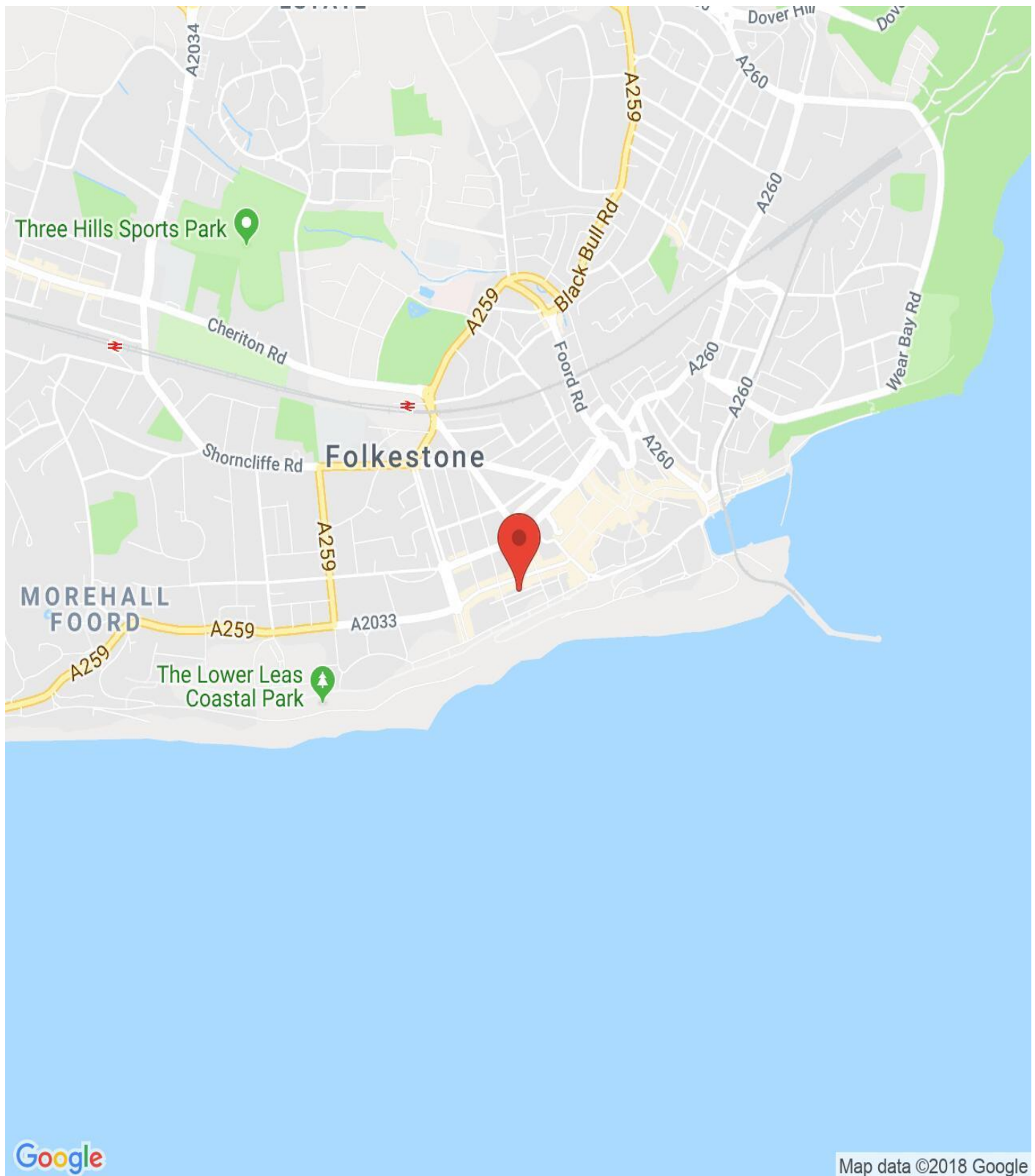








Total Approx. Floor Area 60.8 Sq.M. (655 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only



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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