



## 42 COURT PLACE, CASTLE HILL AVENUE, FOLKESTONE

**£82,500 Leasehold**

**ONE BEDROOM RETIREMENT APARTMENT, IN COURT PLACE, SITUATED ON THE POPULAR CASTLE HILL AVENUE**



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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

# 42 Court Place, Castle Hill Avenue Folkestone CT20 2QZ

**RETIREMENT APARTMENT , FOURTH FLOOR , RECENTLY REFURBISHED  
, LIFT , COMMUNAL GARDENS , COMMUNAL LOUNGE & LAUNDRY  
ROOM**

## Description

One bedroom retirement apartment recently fully refurbished in Court Place, situated on the popular Castle Hill Avenue. The town centre, Leas promenade and Folkestone Central Train Station are all within walking distance. The flat benefits from delightful living room views over the town and towards the North Downs. Court Place is made up of a friendly community who often take part in activities and social events. Additional benefits include two lifts, double glazing, electric heating, communal lounge, communal laundry area, beautiful communal gardens, guest room, communal parking and House Manager.

## FOURTH FLOOR

### ENTRANCE HALL

With doors leading to bathroom, bedroom and living room. Two large cupboards additional cupboards and security entry phone.

### LOUNGE/DINER 18'6" x 10'3" (5.64m x 3.12m)

With window to front offering views towards the North Downs, electric storage heaters, emergency pull cord

### KITCHEN 8'6" x 6'2" (2.59m x 1.88m)

Fitted with mix of wall and base units, stainless steel sink and drainer, tiled splashback, washing machine and dishwasher.

### BEDROOM 11'9" x 9'5" (3.58m x 2.87m)

With double glazed window to front, electric storage heater & emergency pull cord

### BATHROOM

Fully tiled with low level W.C., wash hand basin with cupboard under, panelled bath with electric shower over

## COMMUNAL GARDENS

## COUNCIL TAX

Band B.

**Tenure** Leasehold

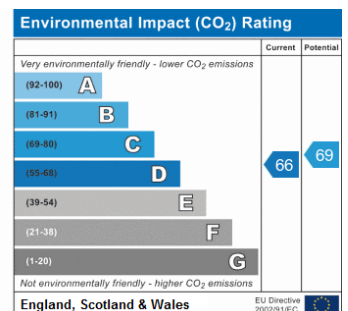
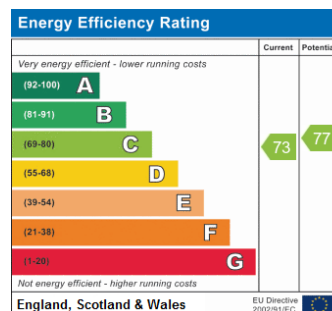
**Postcode** CT20 2QZ

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_003022

## Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

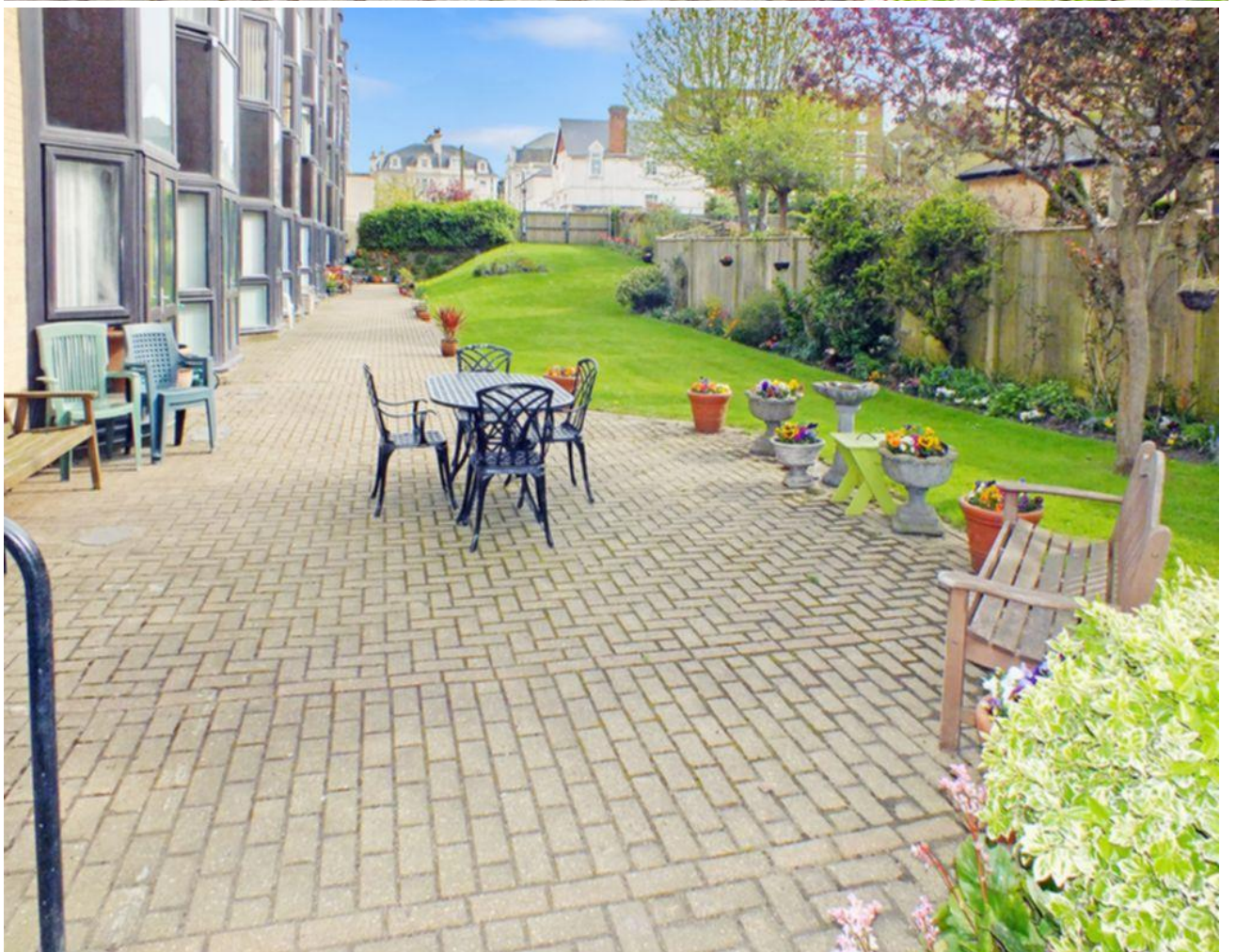




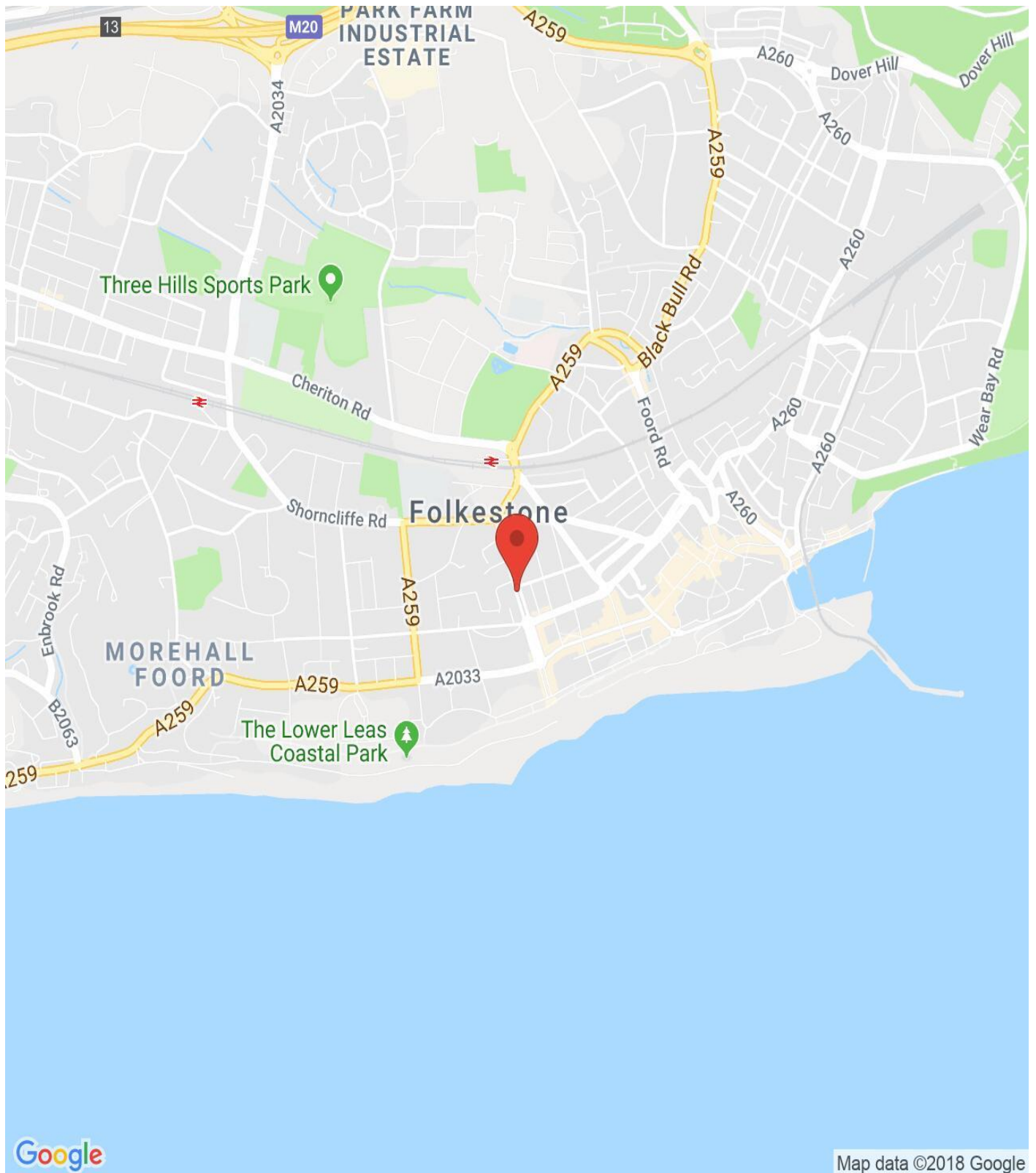












#### IMPORTANT NOTICE

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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