



49 High Street, Hythe, Kent CT21 5AD



## 34 PLEYDELL COURT FOLKESTONE

**£70,000 Leasehold**  
**NO ONWARD CHAIN**

Third Floor Retirement Apartment in a prime central location, moments from the Leas Promenade and High Street. Comprising a sitting/dining room, kitchen, double bedroom and a shower room. Residents also have access to a communal lounge, laundry facilities, a guest suite and parking. EPC B.



**34 Pleydell Court  
Pleydell Gardens  
Folkestone  
Kent  
CT20 2DB**

**Entrance Hall, Sitting/Dining Room  
Fitted Kitchen, Double Bedroom, Shower Room**

**Residents Sitting Room, Laundry Room, Guest Suite, Residents Parking**

**DESCRIPTION**

This third floor retirement apartment is located in the centre of town, a stone's throw from Folkestone's exciting mix of shops, restaurants and cafe's. The development carries a strong reputation and has the benefit of a Lodge Manager who can be contacted from a personal call point/pendant and a variety of call points throughout the building and in the event of a problem arising out of hours there is the support of the 24hr Apello response system. The apartment comprises a sitting/dining room, fitted kitchen, double bedroom with small balcony and a shower room. The building was constructed by McCarthy and Stone and includes a residents lounge, communal laundry area, lift and 24 hour emergency call system.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

**SITUATION**

Pleydell Court includes 48 properties arranged over 5 floors, all offer lift access. The property is situated within a short walk from Folkestone town centre, close to doctors surgeries and pharmacies etc. and the picturesque Leas Promenade is a pleasant stroll away from where access can be gained to the coastal path at the foot of The Leas which can be followed all the way to Folkestone Harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music. The vibrant village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants is a little further where the long stretches of shingle beach and sailing club can be found by meandering down one of the pretty lanes or alleyways from the high street. The Cinque Ports Town of Hythe with its bustling High street and Waitrose, is approximately 5 miles away to the west.

There is a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket, squash and bowls clubs. There are also a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre. The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station and Ashford International (16 miles). The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are about 1 and 3 miles distant respectively.





The accommodation comprises:

#### **ENTRANCE HALL**

Access to deep storage cupboard housing the hot water cylinder, coved ceiling, doors to:

#### **SITTING ROOM**

Double glazed window to side, two wall light points, electric storage heater, coved ceiling, pair of timber panelled and glazed doors to:

#### **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating recess for undercounter fridge and freezer, work surface inset with stainless steel sink and drainer unit, electric hob with extractor hood above, eye level electric oven, coordinating wall cupboard, double glazed window to side, coved ceiling, wall mounted Dimplex heater.

#### **BEDROOM**

Fitted wardrobe cupboards concealed by sliding mirrored doors, double glazed door giving access to the **balcony**, two wall light points, coved ceiling, electric storage heater.

#### **SHOWER ROOM**

Twin sized shower enclosure with electric shower, low-level WC, wash basin with vanity

cupboard below, tiled walls, extractor fan, wall mounted Dimplex heater, coved ceiling.

#### **OUTSIDE**

Resident s parking.

**RESIDENTS FACILITIES:** Personal alarm calls, lift service, communal lounge, laundry room, guest suite, social activities.

**LEASE:** 125 years from 1996

**SERVICE CHARGE:** tbc

**GROUND RENT:** tbc

**Age Restriction:** Minimum age for occupants/owners is 60 years.

**All information should be verified between solicitors.**

**EPC Rating B**

#### **COUNCIL TAX**

Band approx. (2024/25) Folkestone & Hythe District Council.

#### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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34 Pleydell Court,  
Pleydell Gardens, Folkestone

Total :- 50.10 sq m / 539 sq ft

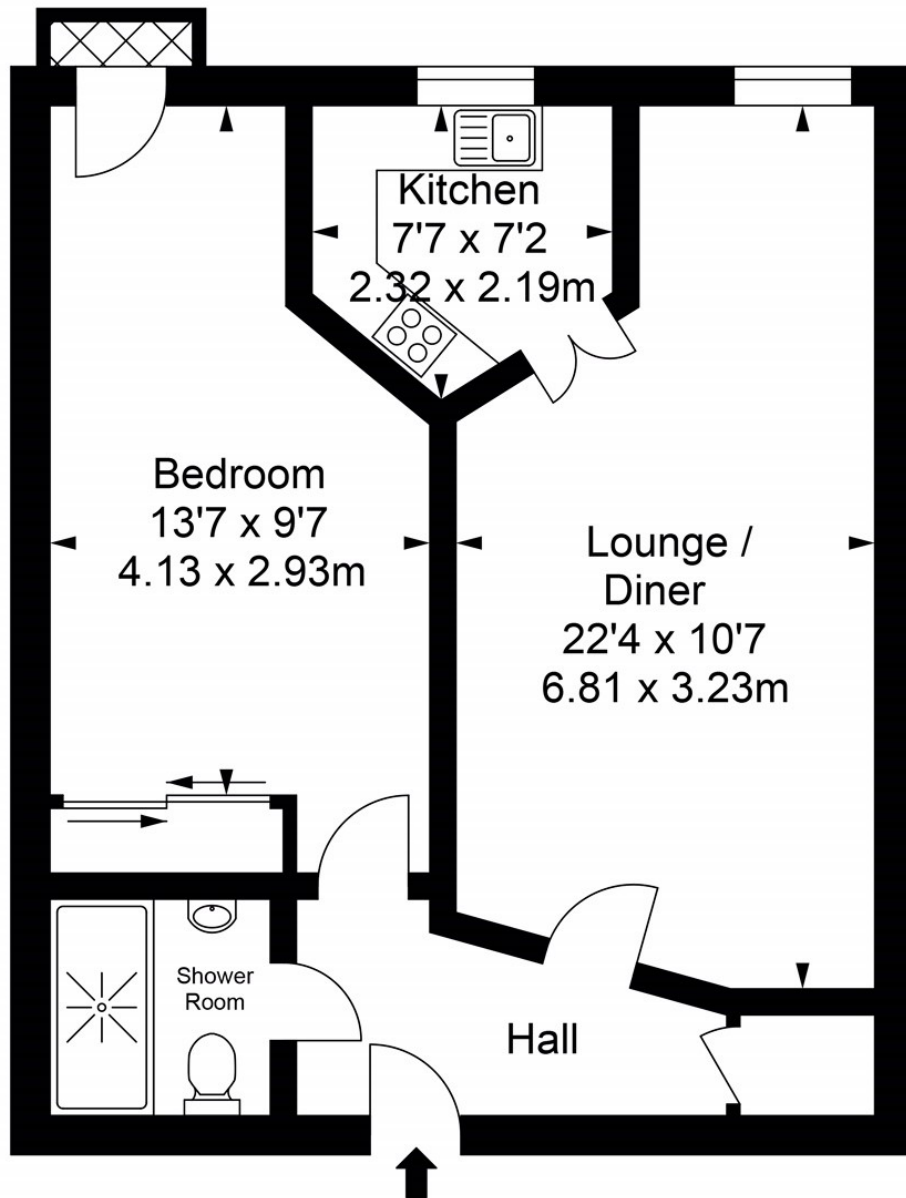


Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanetlk.com](http://www.creativeplanetlk.com)



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