



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents

For Sale

Flat 48 Pleydell Court, Pleydell Gardens, Folkestone, Kent CT20 2DB

A MOST PLEASANTLY APPOINTED FOURTH FLOOR RETIREMENT
APARTMENT WITH WEST FACING ASPECT



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- ENTRANCE HALL
- 19' MAX LOUNGE/DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM/W.C.

- ELECTRIC HEATING & DOUBLE GLAZED
- RESIDENTS' LOUNGE
- UNALLOCATED ON-SITE PARKING
- FITTED CARPETS, CURTAINS & BLINDS
- RESIDENTS' LAUNDRY & LIFT SERVICE

£79,950 Leasehold

HW2605178478



Kim A Clinch BSc, FRICS

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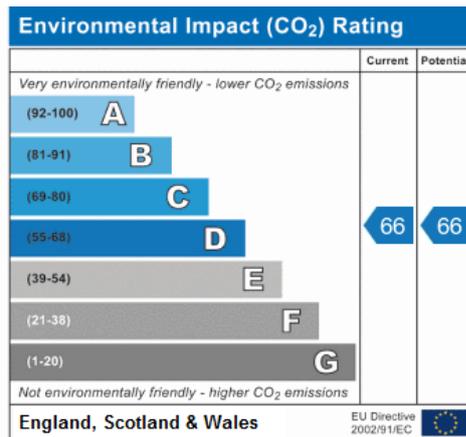
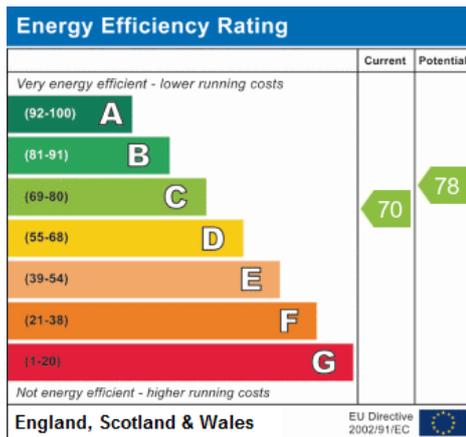
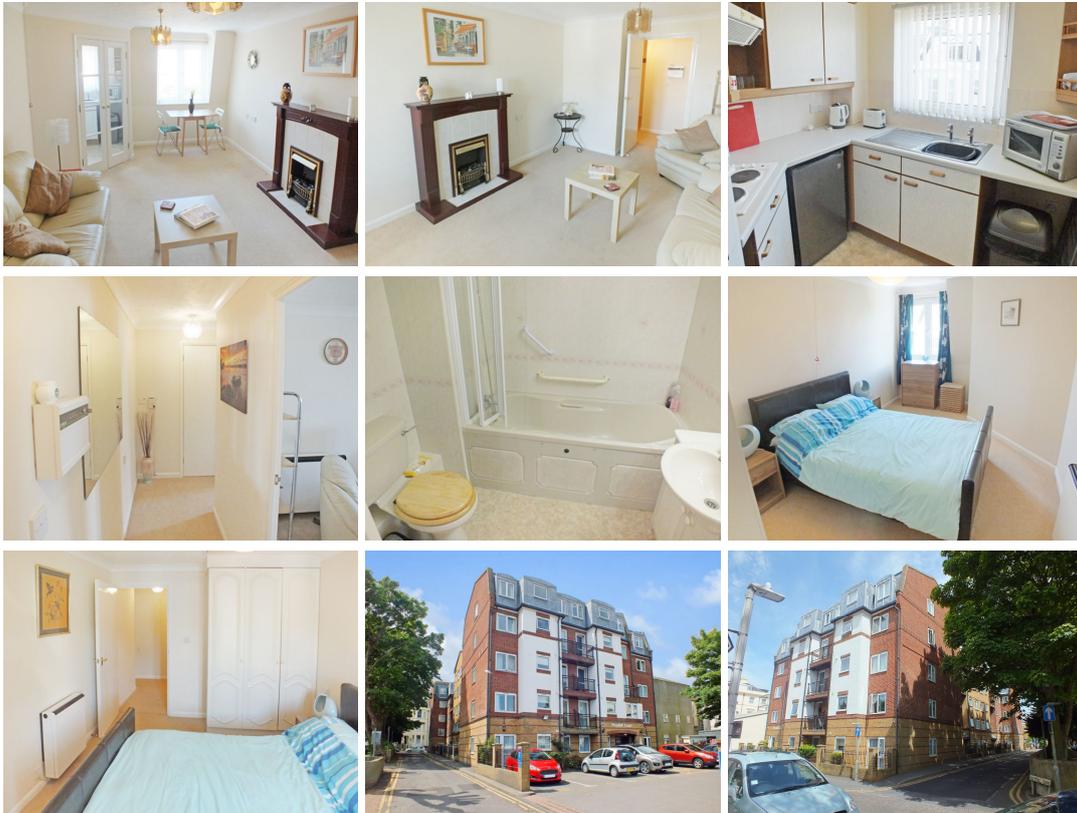
Internal viewing is highly recommended for this very pleasantly positioned fourth floor (top) retirement apartment within the popular Pleydell Court McCarthy & Stone development which provides a most convenient town centre location.

The apartment in particular benefits from a very pleasant westerly elevated outlook from the Living Room, Kitchen and Bedroom, and all the usual advantages of a McCarthy & Stone development with its lift facility, house manager, secure entry system, emergency pull cords, social lounge area, residents' laundry, residents' parking area and access to a guest suite at a reduced tariff.

The accommodation comprises:-

ENTRANCE HALL	Having airing cupboard with lagged hot water tank, coved ceiling.
LOUNGE/DINING ROOM	<i>19'5" max. x 10'8" max. (5.92m x 3.25m)</i> Having night storage heater, feature fireplace surround with tiled insets and coal effect fire, coved and artexed ceiling, tv point, three double power points, the dining area has a pleasant window outlook, glazed double doors to:-
KITCHEN	<i>7'0" x 7'0" max. (2.13m x 2.13m)</i> Having wood trim cupboards and drawers to three sides and matching wall cupboards, single drainer stainless steel sink, Gourmet electric fan oven, Tricity Bendix hob with extractor hood, space for freezer and fridge, Dimplex wall heater, cooker point, double power point.
BEDROOM	<i>14'10" x 9'3" (4.52m x 2.82m)</i> Having fitted triple wardrobes, night storage heater, trap to useful loft storage area.
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 with cupboards under, wall heater and extractor fan.
LEASE	We have been informed by the vendor that the lease is 125 years from 1996.
MAINTENANCE CHARGE	Approximately £1,130.52 per half year which includes water rates.
GROUND RENT	£137.50 per half year.
COUNCIL TAX	Band B.
AGENT'S NOTE	Purchasers 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 landlord may in its discretion permit.

Flat 48, Pleydell Court



**VIEWING BY APPOINTMENT WITH AGENTS H.WALD & CO
 OPENING HOURS: Monday - Friday 9.00 - 5.30, Saturday 9.00 - 3.00**

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.