



# H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



## 46 PLEYDELL COURT, PLEYDELL GARDENS, FOLKESTONE

**£79,950 Leasehold**

**A CONVENIENTLY LOCATED FOURTH FLOOR RETIREMENT APARTMENT WITH SOUTH FACING ASPECT**

**NO CHAIN**



HW1008178520

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Kim A Clinch BSc, FRICS

# 46 Pleydell Court, Pleydell Gardens Folkestone CT20 2DB

**ENTRANCE HALL , 19' MAX. LOUNGE/DINING ROOM , KITCHEN ,  
DOUBLE BEDROOM , BATHROOM/W.C. , ELECTRIC HEATING,  
DOUBLE GLAZING, RESIDENTS' LOUNGE,  
UNALLOCATED ON SITE PARKING, RESIDENTS' LAUNDRY,  
LIFT SERVICE, SECURITY ENTRY PHONE SYSTEM**

## Description

A pleasantly positioned fourth floor (top floor) retirement apartment within the popular Pleydell Court McCarthy & Stone development which provides a most convenient town centre location.

The apartment benefits from a south facing outlook from the living room and bedroom and enjoys the usual advantages of a McCarthy & Stone development with its lift facility, House Manager, secure entry system, emergency pull cords, social lounge, residents' laundry, residents' parking area and access to a guest suite at a reduced tariff.

The accommodation comprises:-

### ENTRANCE HALL

Having wall mounted security entry phone, coved ceiling and power point, built in cupboard with insulated tank and immersion heater, fuse box, electric meter and electric light.

with strip light over, extractor fan and Dimplex wall heater.

### LEASE

We understand the lease to be a period of 125 years from 1996.

### LOUNGE/DINING ROOM 19'1" x 14'1" max. (5.82m x 4.29m) narrowing to 10'10"

Having two south facing double glazed windows, electric storage heater, telephone point, tv aerial point, power points, glazed panelled doors to:-

### MAINTENANCE CHARGE

From approximately £1,130.52 per half year which includes water rates.

### GROUND RENT

£137.50 per half year.

### KITCHEN 7'3" x 5'9" (2.21m x 1.75m)

Having rolled edged worktops with cupboards and drawers under, matching wall cupboards, single drainer stainless steel sink unit, four ring electric hob inset in worktop and with extractor canopy over, built-in high level Trinity Bendix electric fan oven with cupboards above and below, recesses for fridge and freezer, electric cooker socket, power points, coved ceilings, Dimplex electric heater.

### COUNCIL TAX

Band B.

### AGENT'S NOTE

The purchaser 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 at this discretion permit.

**Tenure** Leasehold

**Postcode** CT20 2DB

**Viewings** Strictly by appointment only -  
Property Reference HWALD\_008520

### Opening Hours:

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 3.00

### BEDROOM 15'10" into wardrobe recess x 8'9" max. (4.83m x 2.67m)

Double glazed window with south facing outlook, wall mounted electric storage heater, tv aerial point, power points, coved ceiling, hatch to small roof space.

### BATHROOM/W.C.

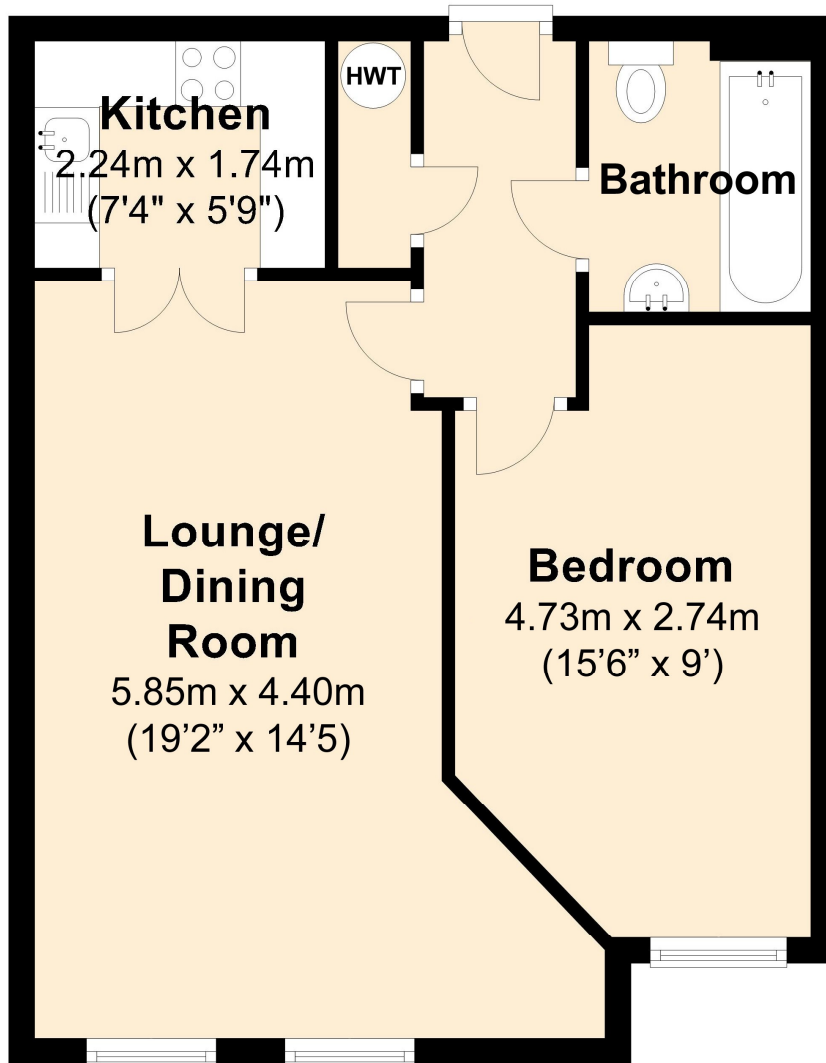
Fully tiled having panelled bath, wash basin inset in vanity unit, low level W.C., wall mirror



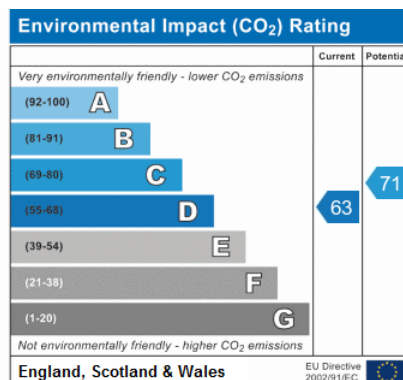
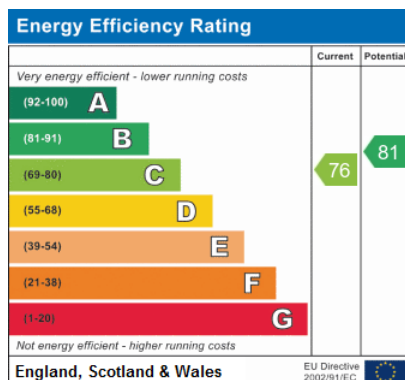




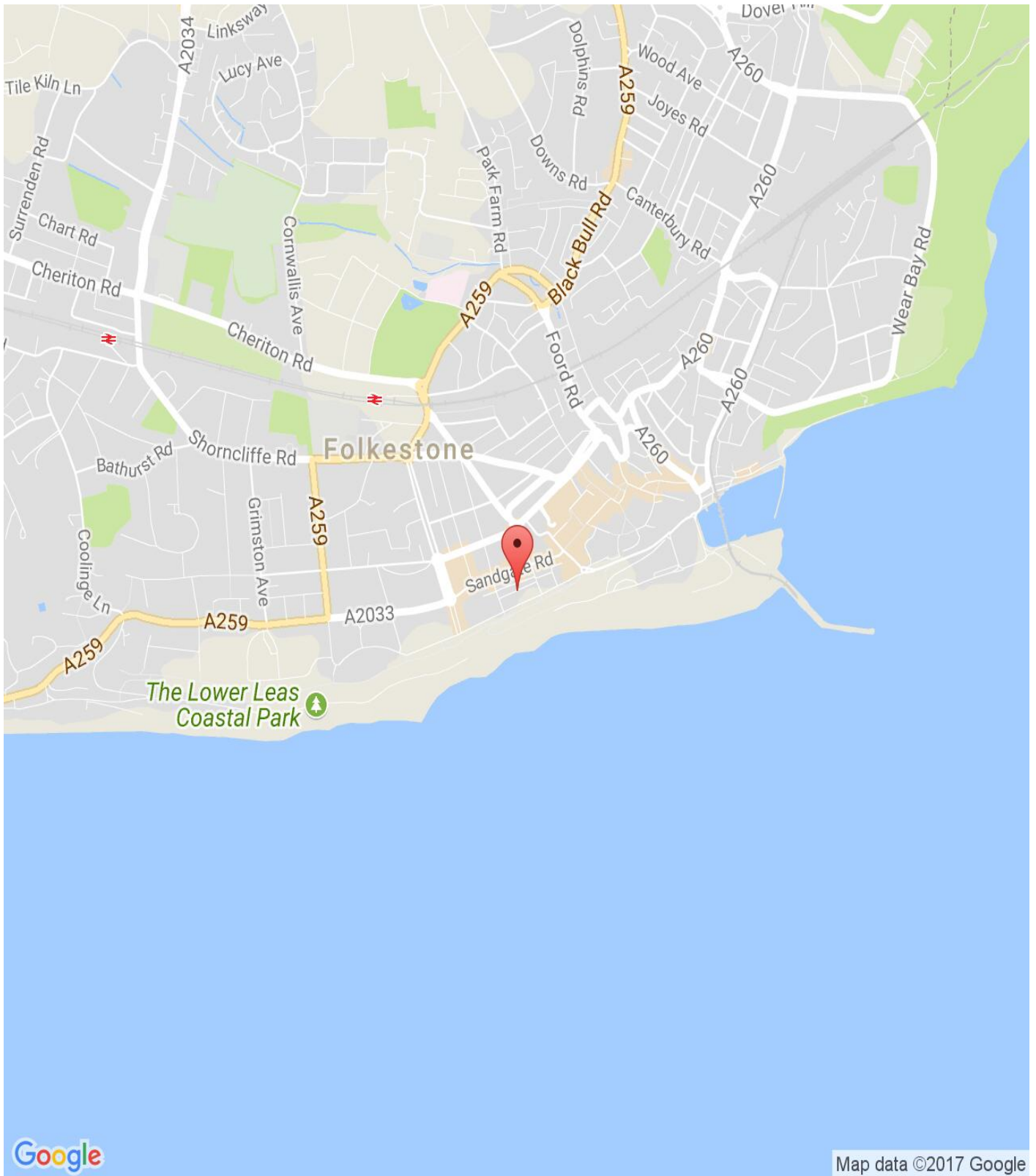




Total area: approx. 44.8 sq. metres (481.9 sq. feet)  
 This plan is for illustration purposes only and may not be fully representative of the property







**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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