



**28 PLEYDELL COURT, PLEYDELL GARDENS, FOLKESTONE**

**£89,500 Leasehold**

**A PARTICULARLY WELL PRESENTED AND APPOINTED SECOND FLOOR APARTMENT WITH WEST FACING OUTLOOK AND BALCONY**



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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

## 28 Pleydell Court, Pleydell Gardens Folkestone CT20 2DB

**ENTRANCE HALL , LOUNGE/DINING ROOM , FITTED KITCHEN ,  
BATHROOM/W.C. , DOUBLE BEDROOM WITH BALCONY OFF ,  
STORAGE HEATING**

### **Description**

Internal viewing is highly recommended for this very pleasant positioned second floor 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 outlook from the Living Room, Kitchen and balcony off the Bedroom, including some glimpses of the sea to the south. There are the usual advantages of McCarthy & Stone development including a lift facility, House Manager, secure entryphone system, emergency pullcords, Residents' Lounge and laundry and parking area (unallocated) and access to a Guest Suite at reduced tariff.

The accommodation comprises:- Front door to:-

### **ENTRANCE HALL**

Having electric point and airing cupboard with insulated tank and having shelving, consumer unit and electricity meter, light.

### **LOUNGE/DINING ROOM 19'4" x 10'6" max. (5.89m x 3.20m)**

Having Dimplex storage heater, two wall light points, USB point, TV point, power points, telephone point, double glazed west facing window, glazed double doors leading to:-

### **KITCHEN 7'8" x 6'8" (2.34m x 2.03m)**

Having double glazed window, single drainer stainless steel sink unit with mixer tap inset in worktop, cupboards and drawer under, further worktop with space under for fridge and separate freezer. Tricity Bendix four ring electric hob with extractor hood over, cupboard and drawers under and cupboard over, high level Beko fan assisted oven (not used) with cupboard over and cupboard below, matching wall cupboards, shelving, four LED ceiling lights, small corner storage unit, power points, tiled surround.

### **DOUBLE BEDROOM 15'7" max. x 9'2" (4.75m x 2.79m)**

Having double wardrobe cupboard with mirrored doors, Dimplex storage heater, wall light point and power points, double glazed door leading on to:-

### **BALCONY**

Small west facing balcony with wrought iron railings and some sea glimpses.

### **BATHROOM/W.C.**

An internal room fully tiled with panelled bath, wash basin inset in vanity unit with low level W.C., wall mirror over wash basin with electric strip light over.

### **LEASE**

We understand that there are approximately 103 years left on the lease.

### **MAINTENANCE CHARGE**

£2,533.60 per annum which includes water rates.

### **GROUND RENT**

£137.50 per half year.

### **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's may at their discretion permit.

**Tenure** Leasehold

**Postcode** CT20 2DB

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_002849

**Opening Hours:**

Monday - Friday 9.00 - 5.30

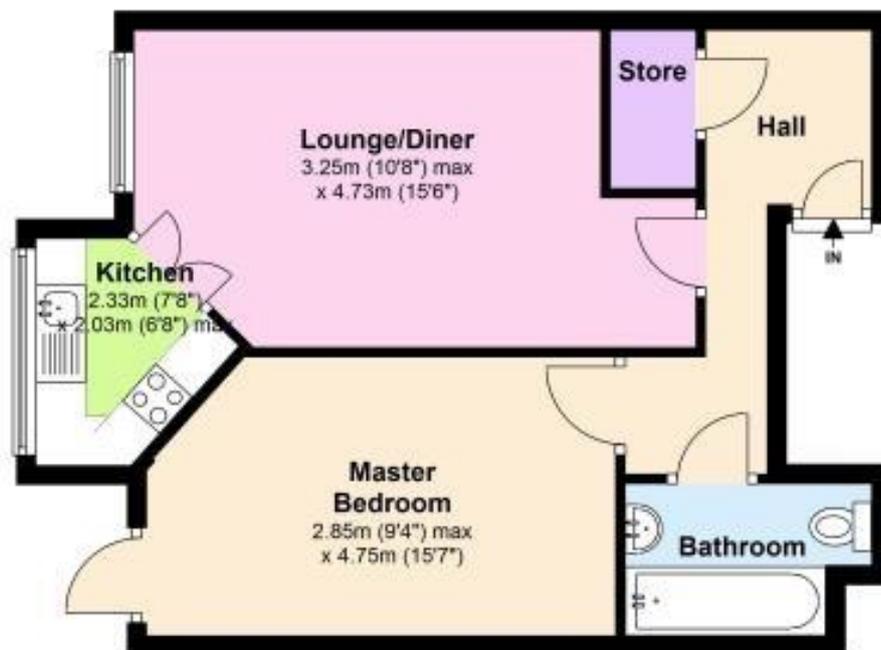
Saturday 9.00 - 3.00

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Flat**

Approx. 45.0 sq. metres (484.0 sq. feet)

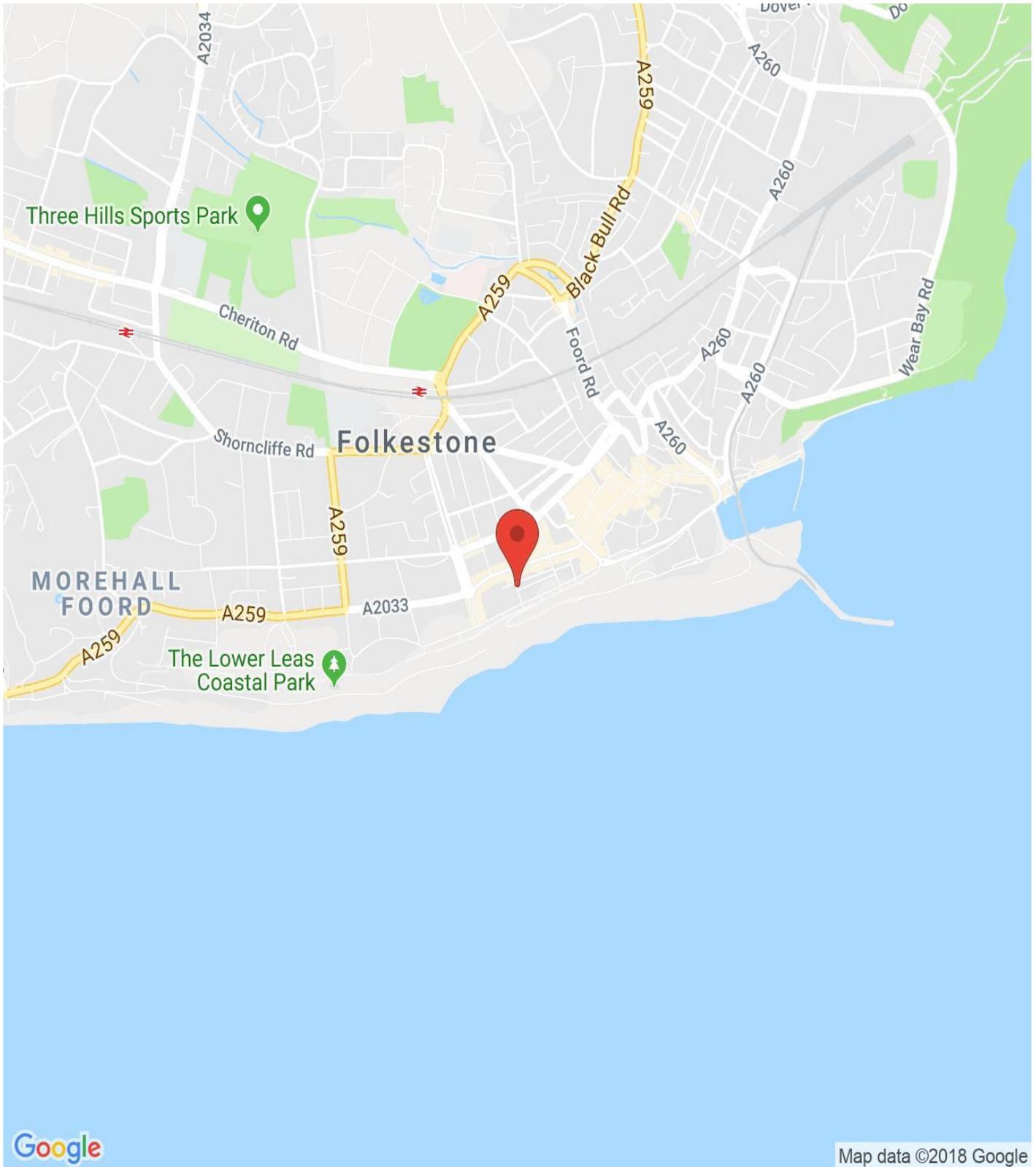


Total area: approx. 45.0 sq. metres (484.0 sq. feet)









**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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