



PLEYDELL COURT, PLEYDELL GARDENS

£67,000 Leasehold

A COMFORTABLY APPOINTED FIRST FLOOR DOUBLE BEDROOM RETIREMENT APARTMENT IN MOST CONVENIENT TOWN CENTRE LOCATION



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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co

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Pleydell Court, Pleydell Gardens CT20 2DB

ENTRANCE HALL , LOUNGE/DINING ROOM , KITCHEN WITH APPLIANCES , BATHROOM/W.C. , ONE DOUBLE BEDROOM , STORAGE HEATING, FITTED CARPETS

Description

This very pleasantly appointed retirement apartment is situated on the first floor of the popular McCarthy & Stone development which benefits from an ideally convenient town centre location. There are south facing windows from the lounge, bedroom and kitchen plus all the usual advantages of a McCarthy & Stone development including its lift facility, House Manager, security entry system, emergency pull cords, Residents' Lounge and laundry and parking area to front (unallocated). The accommodation comprises:- Lift service to first floor level.

ENTRANCE HALL

Having walk-in airing cupboard with electric meters.

LOUNGE/DINING ROOM 22'6" x 10'6" Max 6'9" min (6.86m x 3.20m)

A south facing through room, fully carpeted with coved and artexed ceiling, 2 wall lights, alarm pulls, electric storage heater, glazed double doors through to:-

KITCHEN 7'6" x 6'9" (2.29m x 2.06m)

Having worktops and wood trimmed cupboards and drawers to three sides, incorporating single drainer stainless steel sink, matching wall cupboards, electric single oven and hob with extractor hood over, space for fridge, cooker point.

BEDROOM 15'9" x 9'3" (max) (4.80m x 2.82m)

Having electric storage heater, fitted double wardrobes, 2 wall lights.

BATHROOM/W.C.

An internal room, fully tiled and having panelled bath with shower attachment, basin in vanity surround with cupboards under, low level w.c, electric wall heater, shaver point.

OUTSIDE

Unallocated parking on a first-come, first serve basis.

LEASE

We understand the lease to be 125 years from 1996.

MAINTENANCE CHARGE

From approximately £1,218.87 per half year 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 at his discretion permit.

Tenure Leasehold

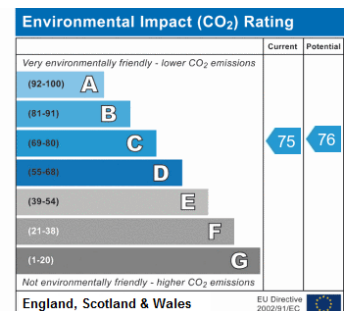
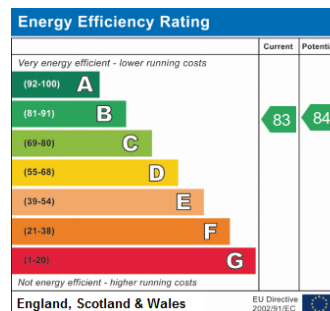
Postcode CT20 2DB

Viewings Strictly by appointment only - Property Reference MOTIS_002870

Opening Hours:

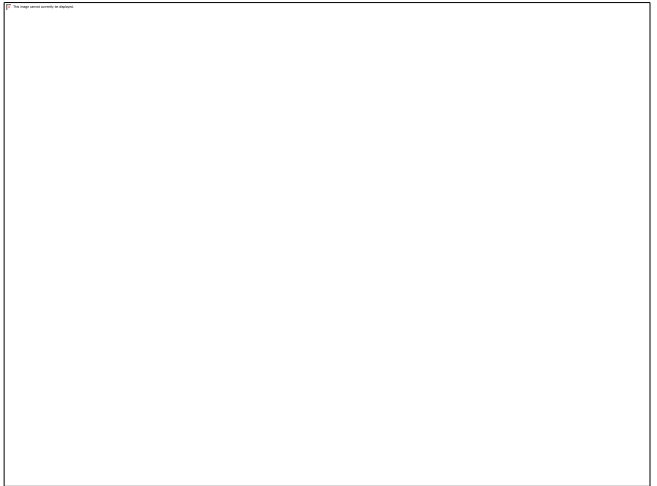
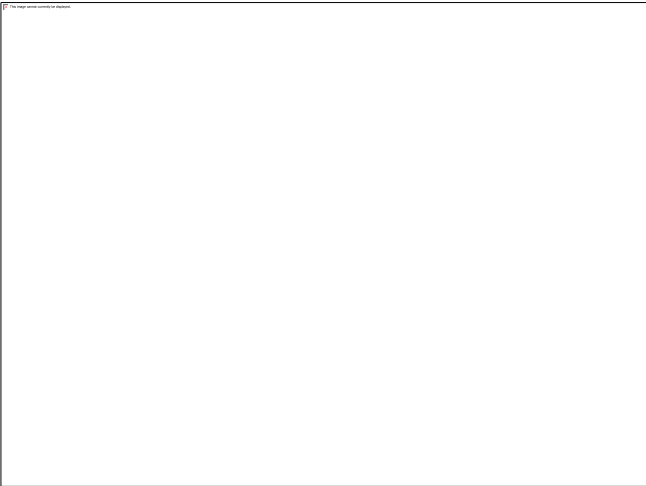
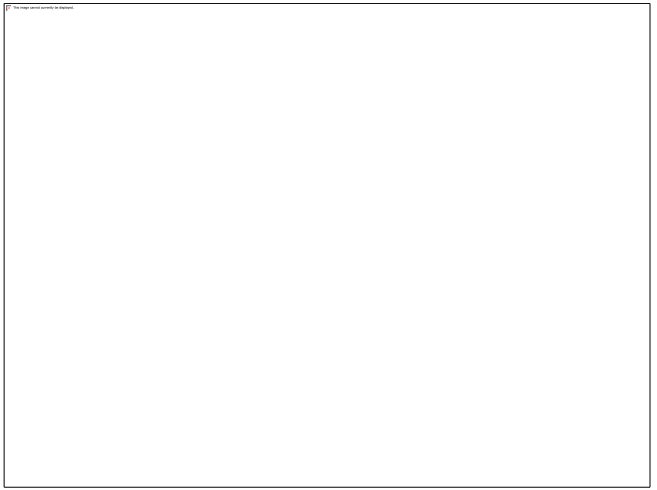
Monday - Friday 9.00 - 5.30

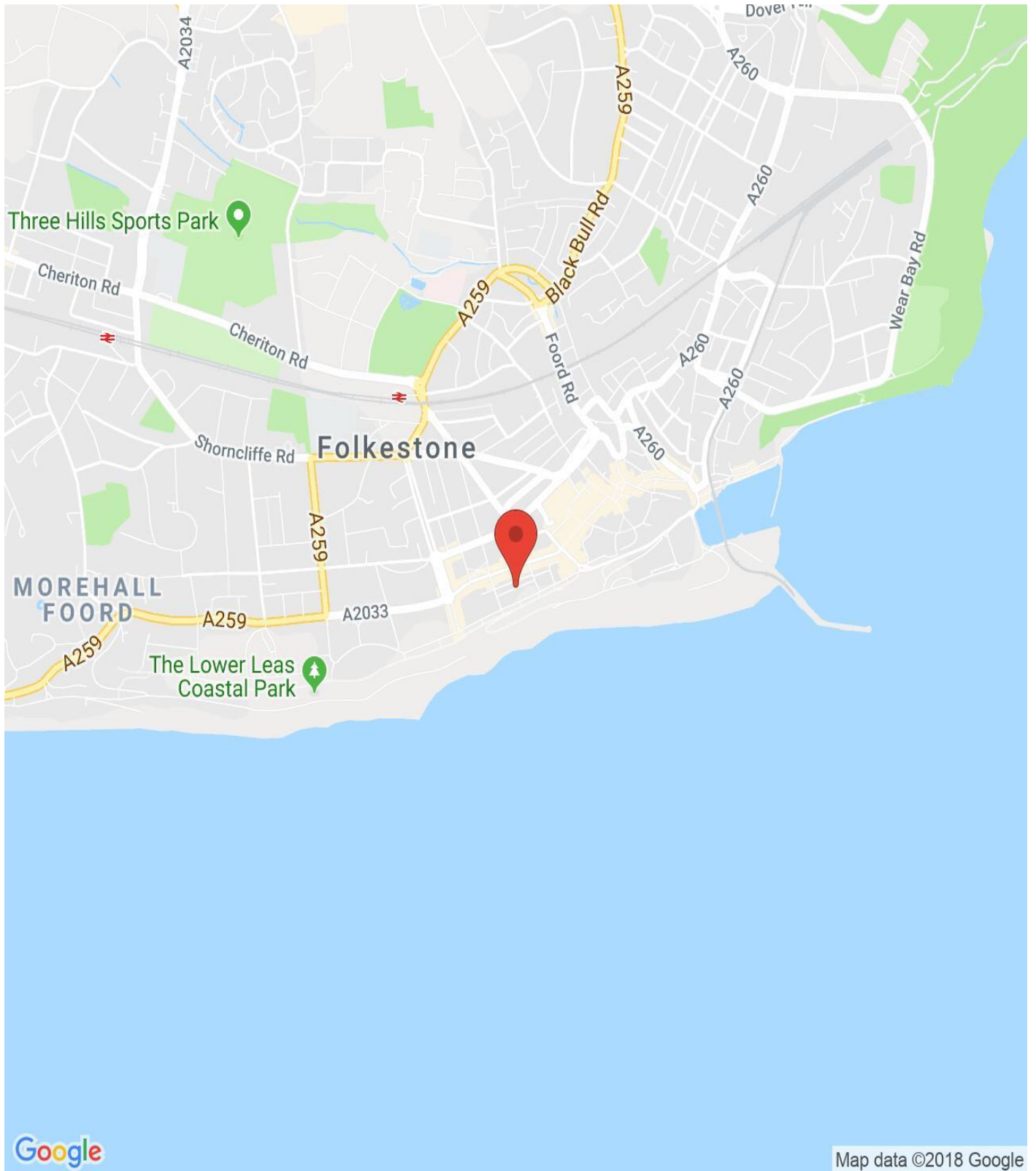
Saturday 9.00 - 3.00











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.