



**3 GLENDALE, THE BAYLE,
FOLKESTONE**

£72,250 Leasehold

**Recently Decorated, One bedroom,
Ground floor retirement flat situated in
Glendale**



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3 Glendale, The Bayle Folkestone CT20 1SH

**GROUND FLOOR , ONE BEDROOM , CENTRAL LOCATION ,
DOUBLE GLAZE, RETIREMENT APARTMENT, SECURE PARKING
AVAILABLE, RECENTLY DECORATED**

Description

Recently decorated, One bedroom, Ground floor retirement flat situated in Glendale, conveniently located in the historic Bayle area of Folkestone within easy walking distance of the town centre and also close to The Leas Promenade.

Glendale comprises 52 apartments arranged over five floors each served by a lift and with House Manager who can be contacted from various points within the flat in case of emergency. There is also a 24 hour emergency care line response system.

Communal facilities include Residents' Lounge and Laundry Room and there is a Guest Suite for visitors of residents. Secure underground car parking can be available by separate rental.

COMMUNAL ENTRANCE

With security entry phone system, House Managers Office

ENTRANCE HALL

Doors to all rooms, Storage cupboard

DOUBLE ASPECT LOUNGE/DINER 14'9" x 10'2" (4.50m x 3.10m)

Having recently been painted with new carpet, full length, south east facing double glazed window and Double Glazed window to side, electric storage heater, doors to:-

KITCHEN 7'4" x 5'9" (2.24m x 1.75m)

With mixture of wall and base units, roll edge work top, stainless steel sink and drainer, 4 ring electric hob with extractor over, electric oven, corner shelf unit, double glazed window and roller blind

BEDROOM 13'9" x 8'10" (4.19m x 2.69m)

Having recently been painted with new carpet, double glazed window and vertical blinds, electric storage heater, fitted wall lights, emergency alarm cord.

LEASE

WE UNDERSTAND THAT THE LEASE RUNS FOR 125 YEARS FROM 1993

GROUND RENT

Approx. £373 Per Annum

SERVICE CHARGES

Approx. 1800 Per Annum

COUNCIL TAX

BAND B

TENURE Leasehold

AGENT'S NOTE Purchasers must be over the age of 60, or in the event of a couple, one must be over the age of 60 and the other over the age of 55 years

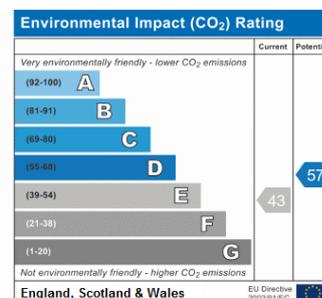
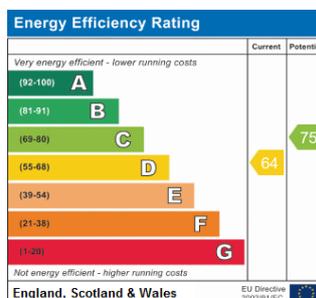
Postcode CT20 1SH

Viewings Strictly by appointment only -
Property Reference HWALD_008729

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

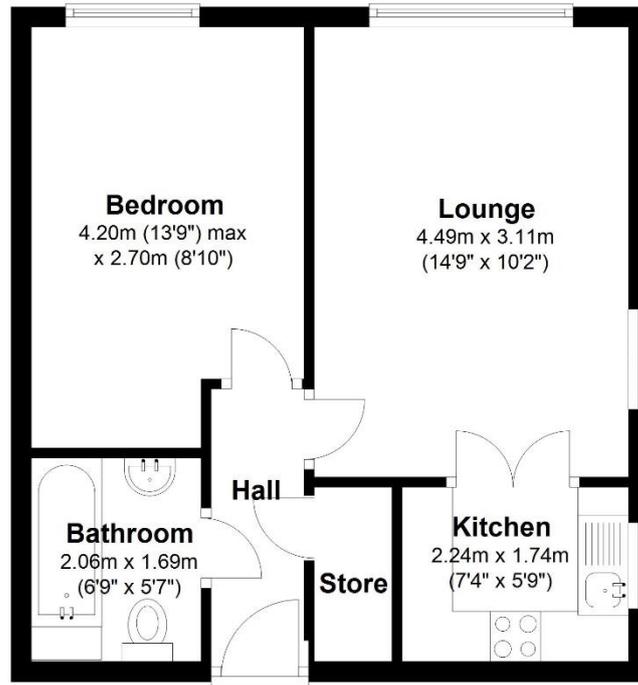






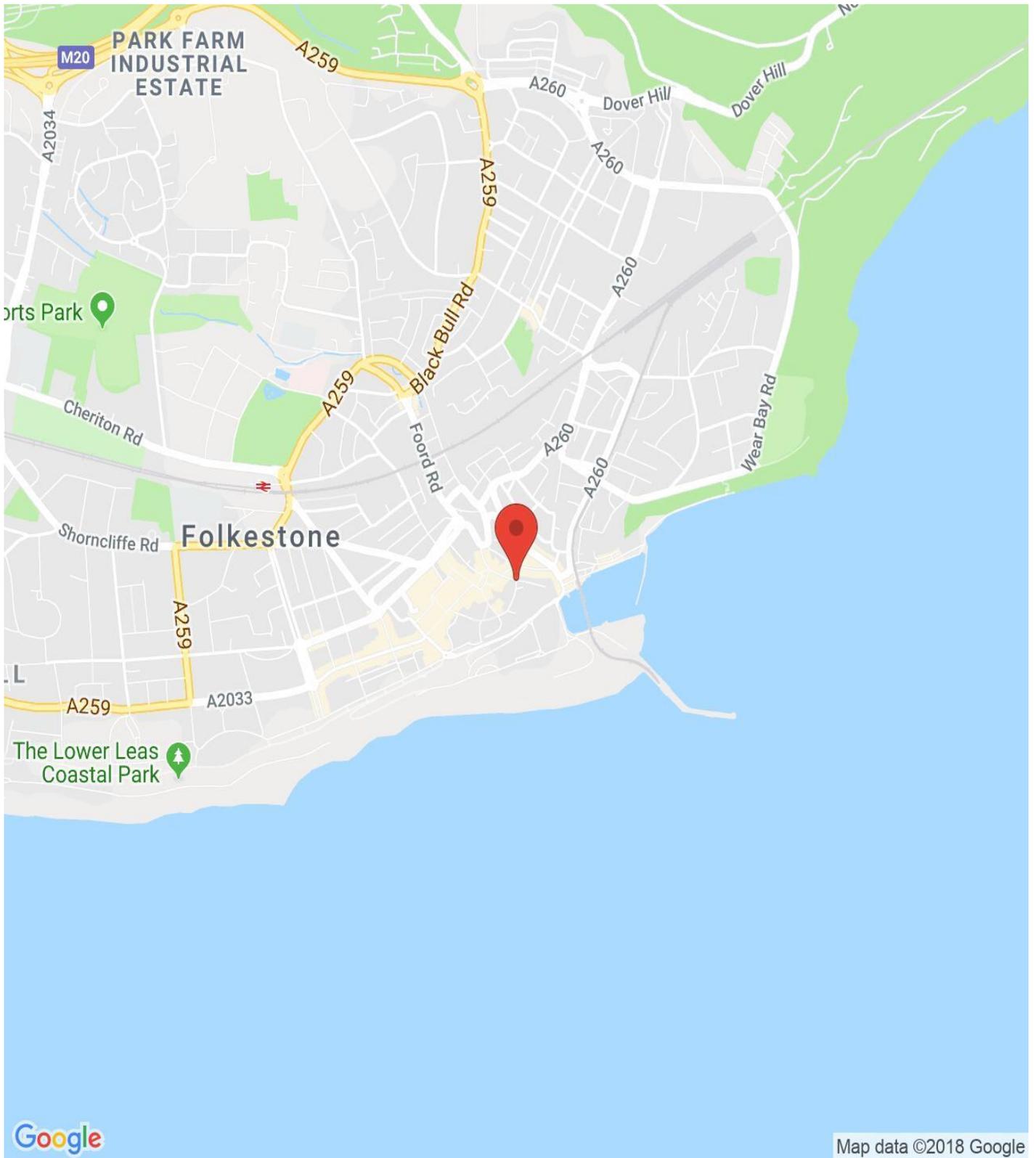
Ground Floor

Approx. 37.5 sq. metres (403.1 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by and prospective purchaser.

Plan produced using PlanUp.



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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