

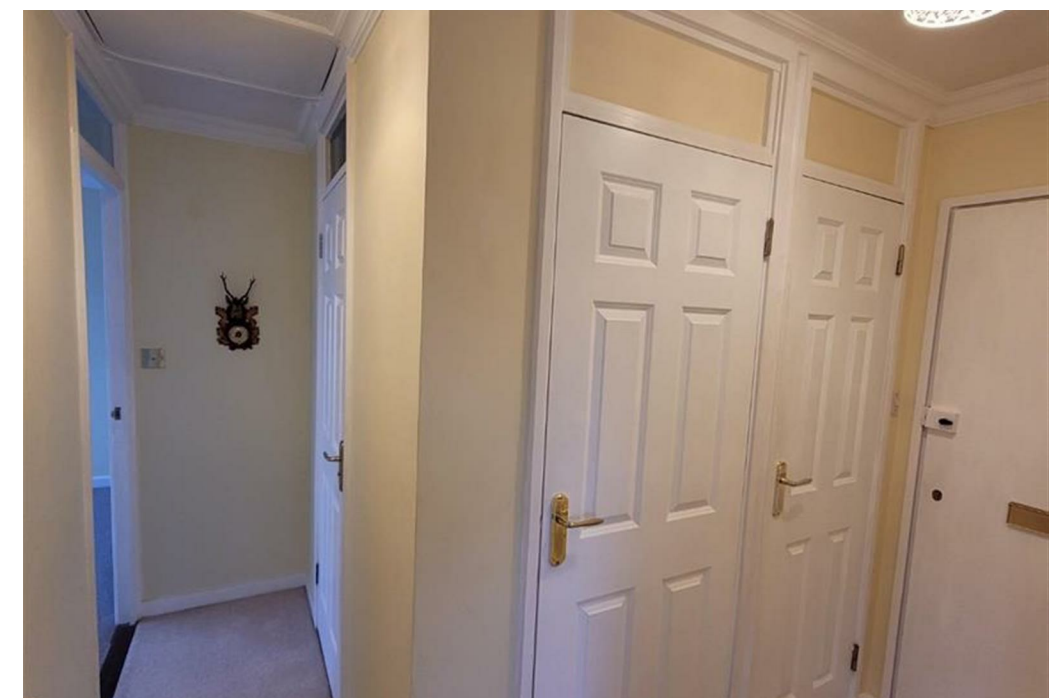


Court Place, Castle Hill
Avenue,
Folkestone,
CT20 2QZ
£90,000



Hunters are pleased to offer for sale this beautifully presented top floor apartment in the favoured residential retirement development at Court Place. One of the key benefits is the stunning views over to the cliff face and sea and the surrounding hills. The light and airy living space comprises double bedroom, sitting/dining room with a double aspect and feature porthole glazed panel, shower room and newly fitted kitchen. There are a number of useful storage cupboards in the hallway. Incoming water supply and waste water is included within the purchase price, there is a nominal fee for the television licence of approximately £7.00 per annum.

Court Place is a retirement building for the over 60s, in a central location within close proximity of the town centre which offers many shops, cafes and restaurants. There is a local convenience store nearby and plenty of local bus routes. The Leas Promenade is a short walk away which offers pleasant walks with views out to sea. The building boasts a communal lounge, laundry facilities and guest suite. The mainline train station providing a fast link to St. Pancras International is a short walk away.



Sitting/Dining Room 18'4" x 9'10"

Light and airy room with feature porthole glazed panel and double glazed window to front affording far reaching views over the town and out to the cliff face, sea and the hills.

Kitchen 8'6" x 6'2"

Fitted with a range of base and wall units with worksurfaces over. Double glazed window to side. Electric oven and hob. One and half bowl sink unit with drainer.

Shower Room 5'10" x 4'11"

Corner shower cubicle, pedestal wash hand basin, low level W.C.

Bedroom 10'9" x 8'6"

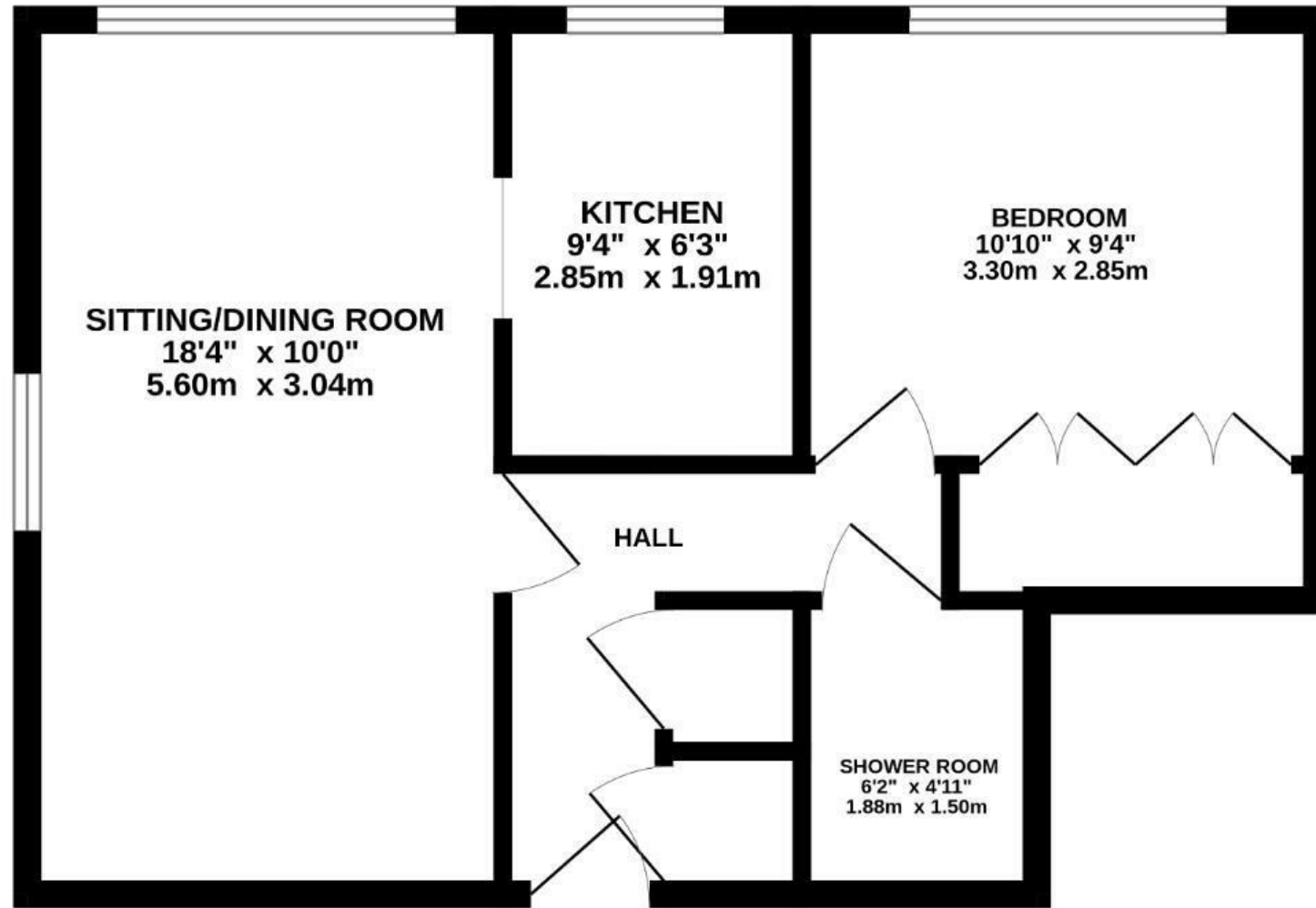
Double glazed windows to the front

Entrance and Inner Hall

Storage cupboards.

Service Charge £3,138 per annum - 61 years remaining on the lease.

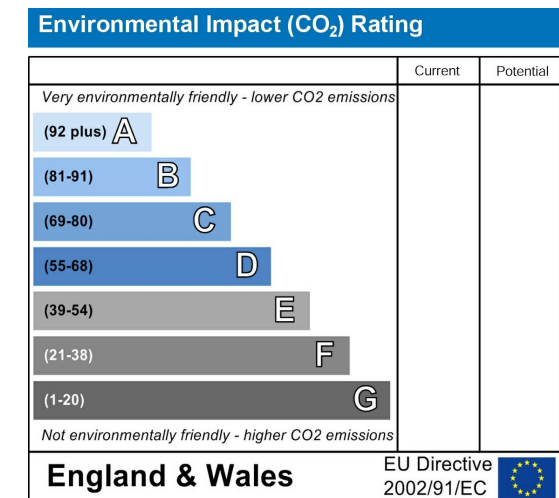
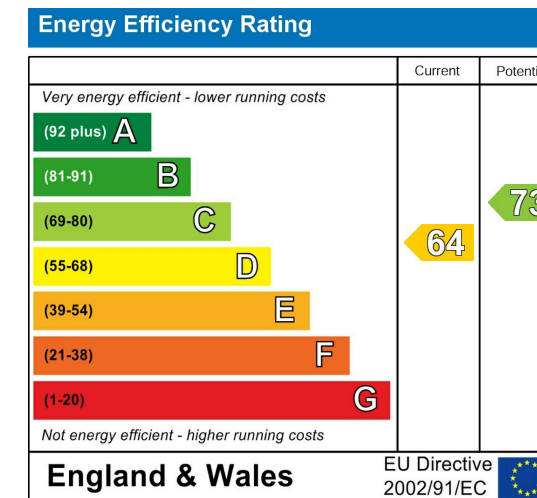
TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold
Council Tax Band: B

- RETIREMENT APARTMENT
- OVER 60'S COMPLEX
- DOUBLE BEDROOM
- BEAUTIFULLY PRESENTED
- NEWLY FITTED KITCHEN
- STUNNING VIEWS
- EXCELLENT FACILITIES
- CLOSE TO AMENITIES



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.