







Pleydell Gardens, , Folkestone, CT20 2DB

- Purpose Built Retirement Flat
- Generous Living Room
- Double Bedroom
- Lift Access To All Floors
- No Chain
- Perfect For The Leas And Sandgate Road
- Kitchen With Built In Appliances
- Spacious Bathroom
- Residents Facilites
- Sole Agent

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Asking Price £59,950

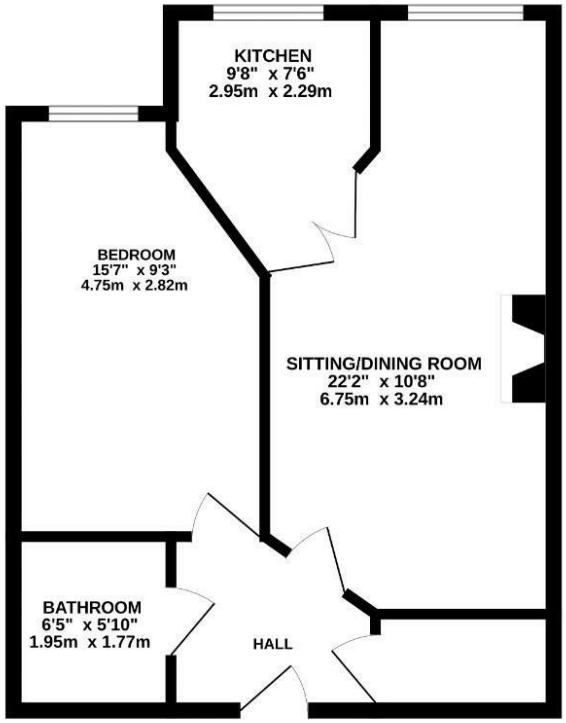
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DESCRIPTION

A tidy top floor flat perfectly situated between The Leas promenade and Sandgate Road in Folkestone.
Available to purchase with no onward chain, this purpose built retirement flat is available for applicants over the age of 60 and offers accommodation to include a generous living room, kitchen with a range of appliances, double bedroom and spacious bathroom.
Pleydell Court has lift access to all floors along with a residents lounge and guest facilities.
The Leas promenade is a mile long stretch that is steeped in history and was formerly owned by Lord Radnor. It offers a beautiful place to sit and relax. The Leas is also famous for the Grade II Listed water balanced funicular railway, presently undergoing restoration.
IDENTIFICATIONS CHECKS
"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."







TOTAL FLOOR AREA : 490 sq.ft. (45.5 sq.m.) approx.

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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Viewings

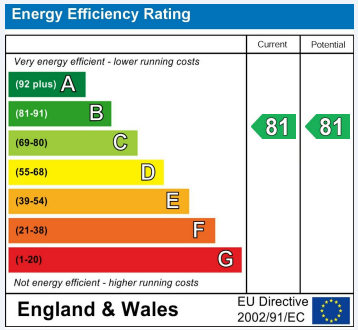
Please contact folkestone@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

The Property Ombudsman

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