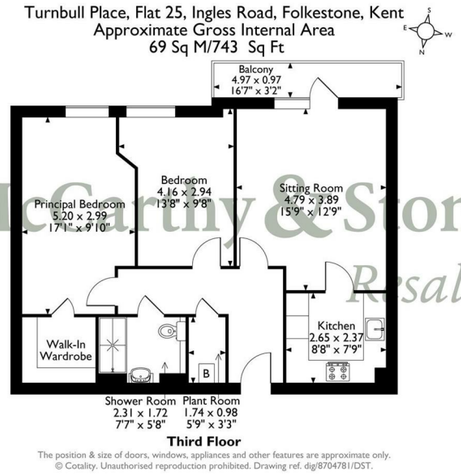
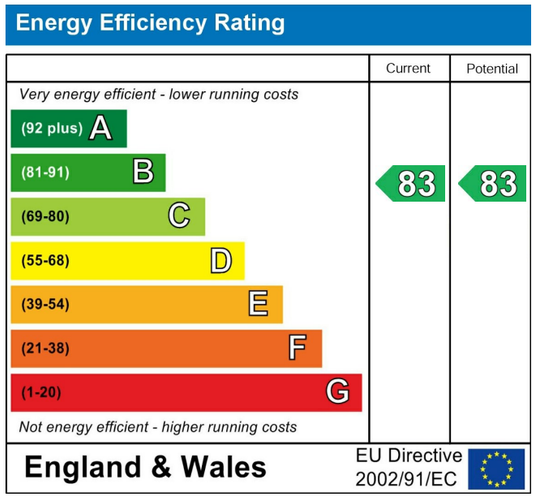
Excellent

Trustpilot

McCarthy & Stone
Resales.







This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







25 Turnbull Place

Ingles Road, Folkestone, CT20 2DE

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 25 Turnbull Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious Two Bedroom Apartment
- Walk on balcony
- Contemporary Shower Room
- Modern fitted kitchen
- Social Home Owners Lounge
- Guest suite for visiting family or friends
- House Manager on site during office hours
- Landscaped Communal Garden
- 24 hour emergency helpline
- Mobility scooter store

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

25 Turnbull Place, Folkestone

2 | 1 | Asking price £250,000

Development Summary

Completed in early 2014 Turnbull Place is a wonderful development of 25 one and two bedroom private apartments built by award winning developers McCarthy & Stone. Specifically designed for 'Retirement Living' for those over 60 years of age.

The development enjoys a host of facilities for the benefit of the homeowners including a super communal lounge, a lift serving all floors, a mobility scooter store and a landscaped communal garden.

Further peace of mind is found in the service provided by the House Manager who oversees the smooth running of the development. There is also a 24 hour emergency call system in the apartments and communal areas. A guest suite is available to accommodate family and friends for which a fee is chargeable.

Turnbull Place is situated in a sought after central location close to the town centre, bus station and seafront. The nearby railway station provides a high speed rail link to London.

Apartment Overview

A beautifully presented two-bedroom retirement apartment located on the third floor, offering bright, spacious and versatile accommodation throughout. The welcoming living/dining room provides an excellent space for both relaxing and entertaining, while the modern fitted kitchen features a range of integrated appliances.
The apartment benefits from a generous principal bedroom and a second double bedroom, which could also be utilised as a study, hobby room or guest accommodation. A contemporary bathroom, stylish oak veneered doors, and underfloor heating.

A fantastic opportunity to enjoy secure and independent retirement living in a well-maintained and highly desirable development.

Social Lifestyle

The Communal Lounge is at the heart of the community at Tunbull Place and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

The communal landscaped gardens with seated patio areas, offer a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends

Car Parking

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Service Charge (Breakdown)

• Cleaning of communal windows & external windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

Service charge of £5,924.30 per year (until financial year ending 30/09/2027).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Lease Information

Lease 125 Years from 2014
Ground Rent £495pa
Ground rent review: Apr-29

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to .
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













