



Flat 29, Pleydell Court Pleydell Gardens, Folkestone  
£90,000

## Flat 29

Pleydell Court Pleydell Gardens, Folkestone

WELL PRESENTED RETIREMENT APARTMENT IN CENTRAL FOLKESTONE WITH BIG OPEN PLAN LIVING!

Miles and Barr are very pleased to present this one bedroom, warden assisted apartment to the market. Set in central Folkestone, this home is within walking distance to the town centre and sea front. Within its location it provides excellent transport links via road and train making this home ideally situated for all your needs. Inside you will find the home to be well presented throughout and offers accommodation comprising; entrance hall, a light and bright lounge area, separate fitted kitchen, master double bedroom and a bathroom adapted walk in bath. Pleydell Court is warden assisted so you can feel safe in your home. Should you be looking for some social outlet, there is a communal lounge where the residents will often have activities, there is a laundry room, 24 hour emergency pull cords and a day manager. To the front there is a car park which allows off street parking on a first come first serve basis. With no chain ahead we urge internal viewing before this one goes, so call Miles and Barr today!

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





### **Kitchen**

Dimensions: 2.64m x 2.31m (8'8 x 7'7).

### **Bedroom**

Dimensions: 3.76m x 3.43m (12'4 x 11'3).

### **Entrance Hall**

### **Living Room**

Dimensions: 6.86m x 5.11m (22'6 x 16'9).

### **Second Floor**

### **Bathroom**

Dimensions: 2.01m x 1.78m (6'7 x 5'10).





## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)