

PRICE REDUCTION



McCarthy & Stone
RESALES



19 Turnbull Place Ingles Road, Folkestone, CT20 2DE
Asking price £280,000 Leasehold

For further details
please call 0345 556 4104

19 Turnbull Place Ingles Road, Folkestone, CT20 2DE

A FANTASTIC two bedroom third floor extremely well presented retirement apartment with en-suite. NO FORWARD CHAIN.

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.

Superb modern two bedroom apartment with en-suite bathroom and separate shower room, fully fitted kitchen and large bright and airy living room. The property also features oak veneered doors, a camera entry system, its own individual door alarm, a 24 hour emergency service and underfloor heating.

ENTRANCE HALL

Large hallway with a oak veneered entrance door with spy hole. The security intercom system providing both a visual (via the homeowner's own TV) and a verbal link to the development's main entrance door is situated here together with an emergency pull cord. Downlighters provide the lighting in this area and to one side of the hallway is a large walk-in storage cupboard housing the boiler. From the hallway doors lead to the living room, both bedrooms, shower room and storage/utility cupboard.

LIVING ROOM

A spacious dual aspect room with the one double glazed window to the front of the building and two to the side giving ample natural light. Two ceiling light points, raised electric plug sockets, TV, BT and aerial points. A part glazed panelled door leads to the kitchen.

KITCHEN

Double glazed electric window. Modern range of fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include a four ring ceramic hob with stainless steel chimney extractor hood above, a high level single oven, fridge freezer. Tiled floor and partially tiled walls. Ceiling downlighters and under pelmet lighting are also features of this room.

BEDROOM ONE WITH EN-SUITE BATHROOM

A double bedroom of good proportions. Walk in wardrobe with lighting, hanging rails and shelving, door to en-suite bathroom.

EN-SUITE BATHROOM

The en-suite bathroom comprises a low level WC, a vanity hand basin with storage cupboard, mirror, strip light and shaver point, and a panel enclosed bath with wall mounted thermostatically controlled shower unit. Fully tiled walls and floor, downlighters, electric towel rail and emergency pull cord complete the picture.

BEDROOM TWO

Good size double bedroom, Ceiling lights, TV and phone point, two double glazed windows.

WET ROOM STYLE SHOWER ROOM

Situated off the hallway this room comprises a low level WC, a vanity hand basin, mirror, strip light and shaver

point, and a large level access shower enclosure with thermostatically controlled shower unit, grab rails. Fully tiled walls and floor, downlighters, electric towel rail and emergency pull cord.

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

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.

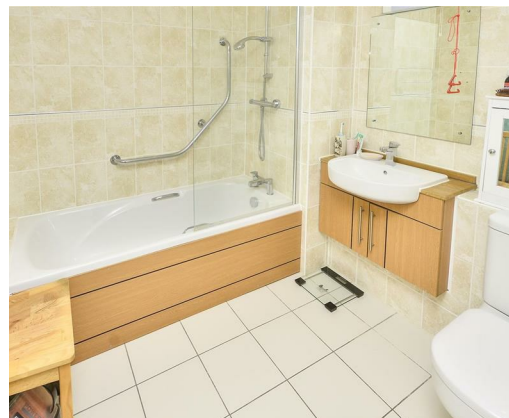
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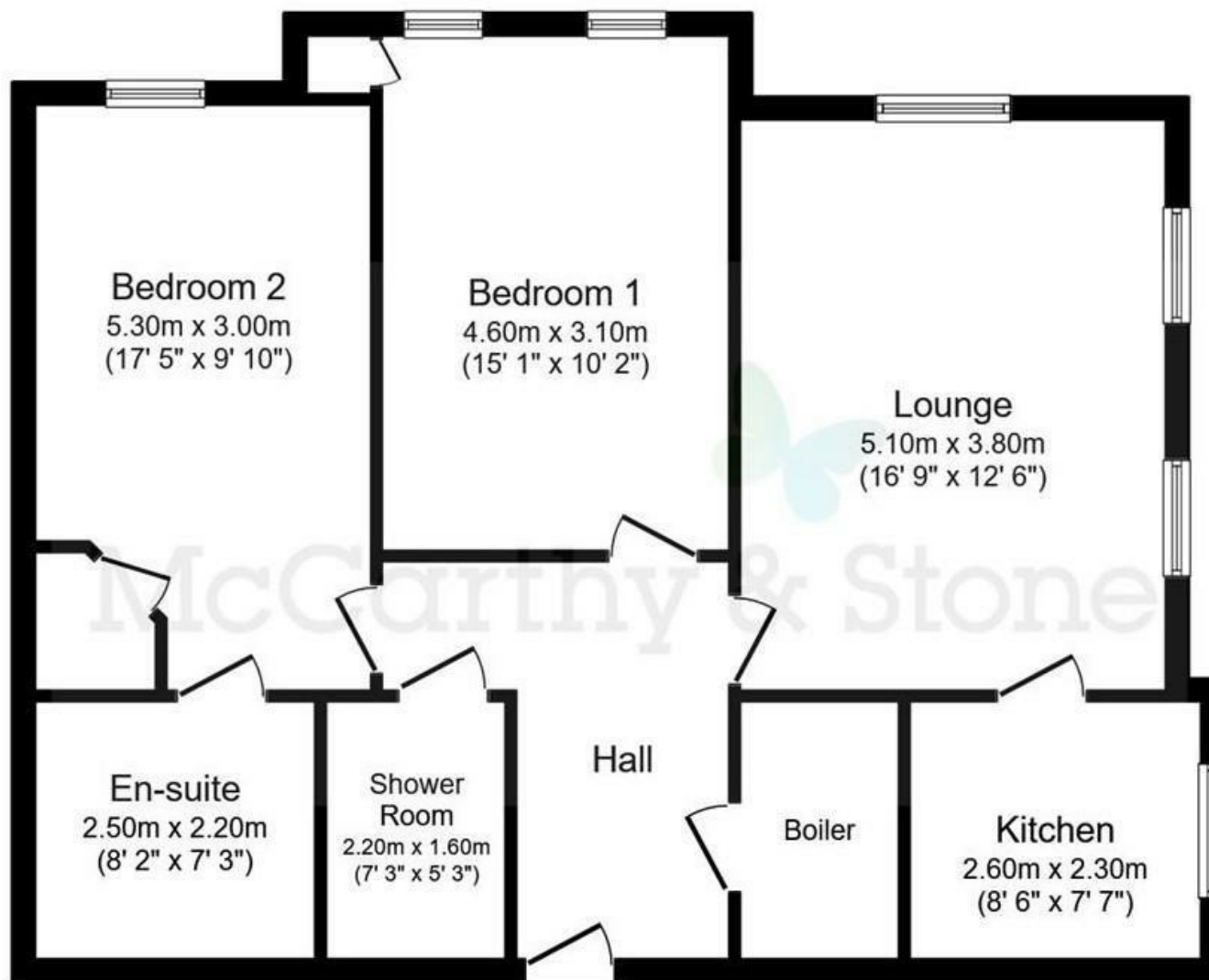
Lease 125 Years from 2014

Ground Rent £425.

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.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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