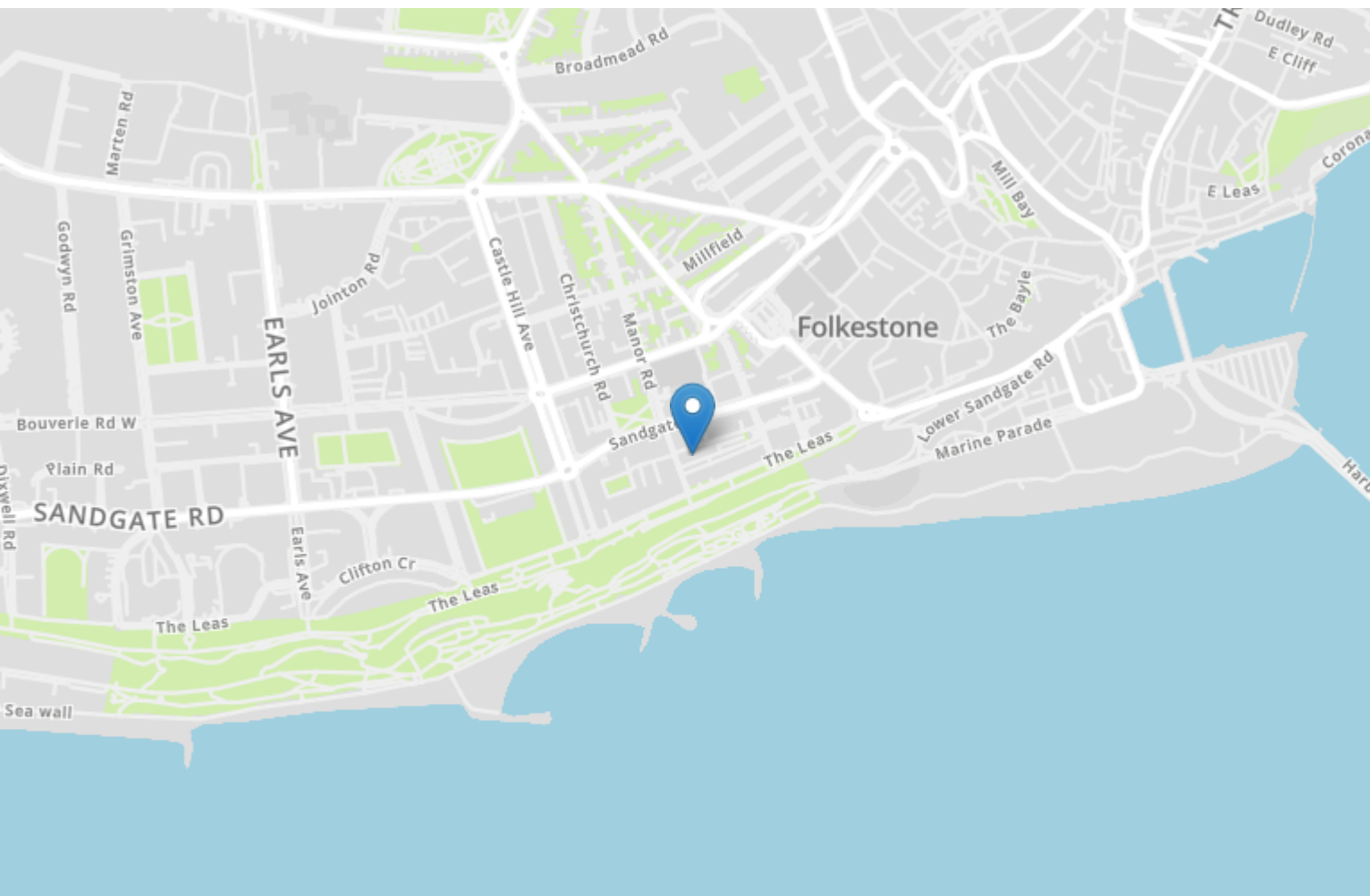




Pleydell Court Flat 36 Pleydell Gardens

Folkestone

CT20 2DB

£95,000 LEASEHOLD

FOR SALE WITH BURNAP + ABEL... RETIREMENT HOME... Welcome to Pleydell Court—a beautifully refurbished one-bedroom retirement apartment situated in the heart of Pleydell Gardens, one of Folkestone's most desirable central locations. Set within an elegant development designed exclusively for the over-60s, this immaculate property offers both comfort and convenience, with lift access to all floors and a vibrant community atmosphere. Recently renovated to a high standard throughout, the apartment features a light-filled lounge/diner, a modern fitted kitchen, and a stylish shower room with contemporary finishes. The bedroom is well-proportioned and enjoys direct access to a private balcony—perfect for morning coffee or simply enjoying the fresh coastal air. Pleydell Court is known for its peaceful setting, yet it's just moments from Folkestone's charming town centre, The Leas promenade, shops, cafés, and excellent transport links, including Folkestone Central Station.



Entrance Hall

Lounge/Dining Room

22' 4" x 10' 7" (6.81m x 3.23m)

Kitchen

8' 6" x 7' 7" (2.59m x 2.31m)

Shower Room

6' 9" x 5' 7" (2.06m x 1.70m)

Bedroom

15' 7" x 9' 3" (4.75m x 2.82m)

Balcony

Lease & Service Charges

We understand has a 125 year lease from 1 June 1996, leaving 95 years remaining.

The current service charge is £3555.06 per annum.

The ground rent is £520 per annum.

Pleydell Court details and facilities

Pleydell Court is a highly regarded retirement development located in the prestigious and leafy Pleydell Gardens, just a short stroll from Folkestone town centre, The Leas, and excellent transport connections. Designed specifically for residents aged 60 and over, the building combines independent living with peace of mind, community, and comfort.

This well-maintained development offers a welcoming and secure environment, ideal for those looking to enjoy their retirement in style and convenience.

Facilities include:

Lift access to all floors – ensuring easy movement throughout the building

Comfortable residents' lounge – perfect for socialising, relaxing, or enjoying organised activities

Laundry room – on-site, clean, and easily accessible for residents

Secure entry system – for added safety and peace of mind

On-site development manager – available to assist residents and oversee the smooth running of the building

Guest suite – available for visitors to stay overnight (by arrangement)

Prime location – walking distance to shops, cafés, The Leas promenade, and Folkestone Central Station

Third Floor
Approx. 46.0 sq. metres (494.7 sq. feet)

