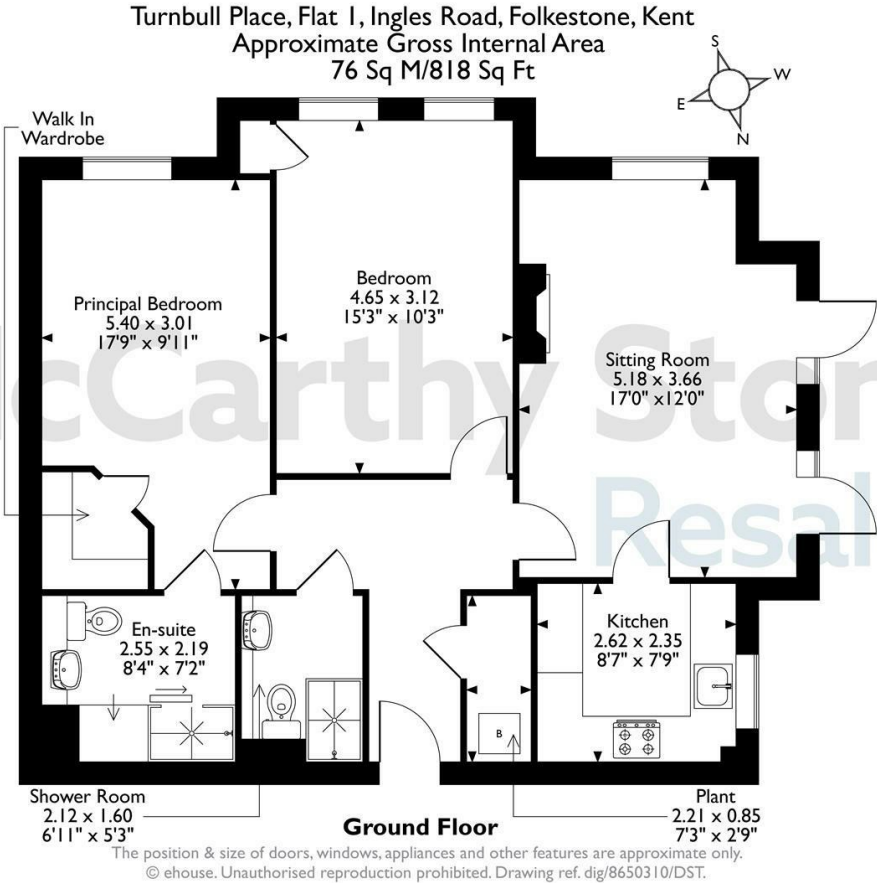


1 Turnbull Place

Ingles Road, Folkestone, CT20 2DE



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £270,000 Leasehold

A well presented TWO BEDROOM apartment situated on the GROUND floor with PATIO AREA accessed via FRENCH DOORS from the living area. This apartment boasts a modern kitchen with INTEGRATED APPLIANCES, a light and spacious living area with ample room for dining, TWO BATHROOMS, Two DOUBLE BEDROOMS. Turnbull Place, a McCarthy Stone retirement development is nestled in Folkestone and boasts landscaped COMMUNAL GARDENS as well as Homeowner's Lounge where SOCIAL EVENTS take place.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.





# Turnbull Place, Ingles Road, Folkestone

## 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 superbly presented two bedroom apartment situated on the ground floor, boasting a large bright and airy living room with direct patio access, en-suite bathroom as well as a separate shower room, and a fully fitted modern kitchen. The property further benefits from having features such as oak veneered doors, its own individual door alarm, a 24 hour emergency service system and underfloor heating.

## ENTRANCE HALL

Large hallway with a oak veneered entrance door with spy hole. There is an emergency pull cord, along with a security intercom system providing both a visual (via the homeowner's own TV) and a verbal link to the development's main entrance door. 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 dual aspect, spacious room boasting two glazed patio doors and a window to the side elevation, which have the benefit of leading onto a patio seating area. In addition there is a further window to the rear aspect, making this a particularly bright and

airy space. There is a feature fireplace which makes an attractive focal point in the room. 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

A double bedroom of good proportions boasting a walk in wardrobe with lighting, hanging rails and shelving, door leading to the en suite bathroom. Raised power sockets and TV points for convenience.

## 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 large walk in shower with wall mounted unit. Fully tiled walls and floor, downlighters, electric towel rail and emergency pull cord complete the picture.

## BEDROOM TWO

A second spacious bedroom which could alternatively be used as a separate reception room, office or hobby room. Large in built cupboard from floor to ceiling for ample clothes storage. Double glazed window, ceiling lights, TV and phone point.

## 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.

## 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.

# 2 bed | £270,000

## 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 £5,196.28 per year (until financial year ending 30/09/2025).

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.

## LEASEHOLD

Lease 125 Years from 2014

Ground Rent £425.

Ground rent review: Apr-29

## ADDITIONAL INFORMATION AND SERVICES

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

