

23 Homepeak House, Bartholomew Street, Hythe, Kent, CT21 5BB

Guide Price £85,000

EPC RATING: C

South  
Facing



An early viewing is highly recommended of this second floor purpose built light and bright, south facing, retirement apartment. Far reaching views over the town. The accommodation comprises: communal entrance with lift or stairs, apartment: entrance hallway, living/dining room, kitchen, bedroom and bathroom. Communal areas include: residents' lounge, kitchen, laundry room, guest suite for rental, gardens, parking, CCTV system, entry phone system. No forward chain. EPC RATING = C



### **Situation**

This retirement apartment is situated in the coastal town of Hythe which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The port town of Folkestone is (Approx 4.9 miles) to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of artists studios and creative businesses, as well as a wide range of amenities such as a shopping centre, supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Folkestone (Approx 6.8 miles) offering a High Speed service to London Stratford and St Pancras stations with an approximate journey time of 53 minutes and Sandling Station' (Approx. 3.2 miles) has a direct connection to the London Stratford and St Pancras stations. Channel Tunnel terminal is (Approx. 5 miles) The M20 connection to the motorway network is (Approx. 4.7 miles).

### **The accommodation comprises**

**Ground floor**

**Communal entrance**

**Second floor**

**Entrance hall**

**Living/dining room**

15'3" x 10'8" (4.65m x 3.25m)



### Kitchen

7' 4" x 5' 5" (2.24m x 1.65m)

### Bedroom

12' 0" x 8' 7" (3.66m x 2.62m)

### Bathroom

### Communal gardens & parking area

### Residents' facilities

There is a door entry system, 24 hour emergency call system, House Manager, lift and laundry room facilities. In addition residents have use of a communal lounge with kitchenette and car park.

### Additional information

Lease: Approx. 64 years remaining of a 99 year lease.

Service Charge: Approx. £2,333.71 per annum

Ground rent: Approx. £438.76 per annum

Age restriction: New residents are accepted from 60 years of age.

### Heating

Electric

### Council Tax Band

Folkestone & Hythe - Band B



Approximate Gross Internal Area = 38 sq m / 411 sq ft

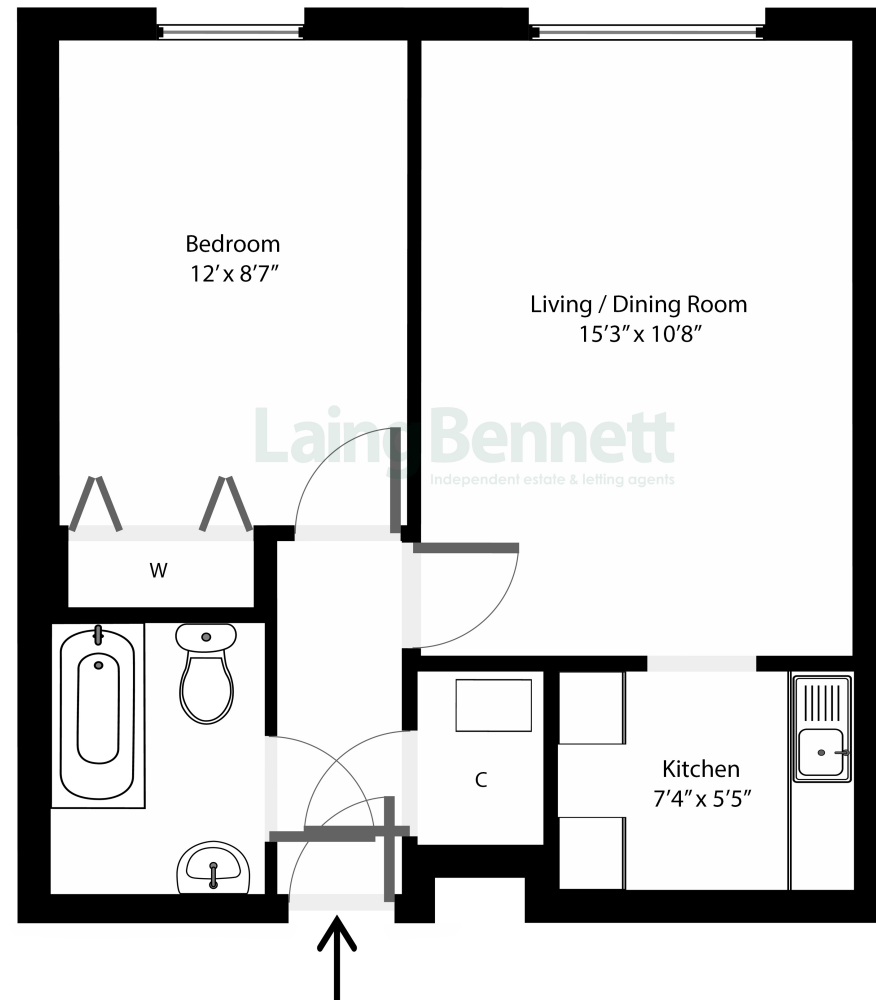


Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

## Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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