



Flat 39 Captains Court, Stade Street, Hythe, Kent, CT21 6ED

EPC Rating =

Guide Price £199,995







A superb opportunity to purchase this well appointed retirement apartment on the third floor of Captains Court with excellent residents' facilities. The apartment enjoys the most 'picture perfect' views over Hythe town and the church. The accommodation comprises; entrance hall with storage cupboards, sitting/dining room, a modern kitchen, two double bedrooms both with wardrobes, and a shower room. The development benefits from a resident House Manager, Lift, residents' lounge, dining room, conservatory as well as a guest suite, games room and laundry room. There are delightful communal gardens and a car park. Captains Court is situated close to the seafront with Hythe town centre and local amenities within walking distance. No forward chain. EPC RATING = C

**Guide Price £199,995**

**Tenure** Leasehold

**Property Type** Retirement Property

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 1

**Parking** Communal parking

**Heating** Electric

**EPC Rating** TBC

**Council Tax** Band C

Folkestone and Hythe District Council



# Situation

This property is situated on the third floor of Captains Court in the coastal town of Hythe. Just off the promenade and a flat walk to the town which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries, dentists, swimming pool, leisure facilities, sports grounds, clubs, public houses and restaurants. There is a mainline railway station called 'Sandling Station' (Approx. 1 mile) with direct connection to the High Speed service to London Stratford and St Pancras station with an Approx. journey time of 53 minutes. Channel Tunnel terminal is Approx. 4 miles. M20 Approx. 2 miles.

## The accommodation comprises

### Ground floor

### Communal entrance hall

Stairs or lift up to third floor

### Third floor

### Entrance

Entrance door leading to:

### Entrance hall

Two shelved storage cupboards - Further deep storage cupboard - Linen cupboard housing water cylinder

### Sitting Room

16' 0" x 11' 3" (4.88m x 3.43m)

### Kitchen

7' 4" x 6' 3" (2.24m x 1.91m)

### Master bedroom

15' 11" x 9' 0" (4.85m x 2.74m)







## Bedroom two

15' 11" x 7' 11" (4.85m x 2.41m)

## Shower room/WC

6' 8" x 5' 8" (2.03m x 1.73m)

## Outside

The communal gardens are particularly attractive benefitting from a neatly laid lawn, vegetable garden - and a carpark

## Additional information Service Charge & Ground Rent

Approx. £3,000 pa which includes: Buildings insurance, external window cleaner, door entry system, 24 hour emergency call system, House Manager, lift, laundry room facilities, water and sewerage, grounds maintenance, general maintenance and cleaning. In addition, residents have use of a communal lounge and dining room, conservatory, games room and car park.

## Age restrictions

Minimum age for occupants/owners is 50 years.

## Lease

Leasehold with Approx. 69 years remaining on a 100 year lease started in 1994.

## Clawback

Upon legal completion the Leaseholder (Vendor) shall pay 1% of the sale price plus VAT into the Sinking Fund Charge

## Agents note

Prospective purchasers will need to be interviewed by the House Manager before a sale can proceed.





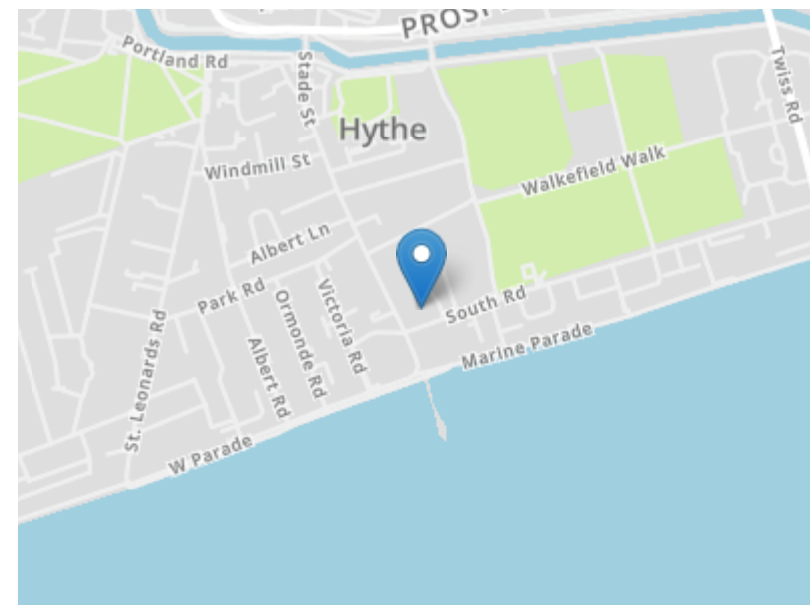




### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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