

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

Guide Price £165,000

EPC RATING: D

Two Bedroom  
Retirement  
Apartment

An early viewing is highly recommended of this lovely two bedroom ground floor apartment. Light and bright, south facing with super rooftop views across Hythe town. Accommodation comprises: Entrance hallway, sitting/dining room with access to lawn area, kitchen, two double bedrooms, wetroom/WC. Communal areas include: Lounge, kitchen, laundry room, rubbish room, guest suite for rental, gardens, parking, CCTV system and entry phone system. Close to town centre. Leasehold. No forward chain. EPC RATING = D



### Situation

The property is situated in the bustling Cinque Port of Hythe and within walking distance of the High Street, Royal Military Canal and the seafront. Hythe 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 approximately 4.5 miles to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as 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 4.9 miles) with direct connection to the High Speed service to London with an Approx. journey time of 53 minutes. Channel Tunnel terminal is (Approx. 2.6 miles) The M20 connection to the motorway network is (Approx. 3.7 miles)

**The accommodation comprises**  
**Communal entrance**

## Ground floor

### Apartment entrance

### Entrance hall

Cupboard with hanging rail and shelves

### Sitting/dining room with door to outside

17' 3" x 13' 0" (5.26m x 3.96m) (At widest point)

### Kitchen

5' 1" x 9' 2" (1.55m x 2.79m)

### Bedroom one

9' 9" x 13' 4" (2.97m x 4.06m)

### Bedroom two

9' 2" x 8' 8" (2.79m x 2.64m)

### Wet room/WC

### Outside

### Communal gardens and parking to the front

### Additional information

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

Service Charge: Approx: £3,616.14 per annum

Ground rent: Approx £545.38 per annum

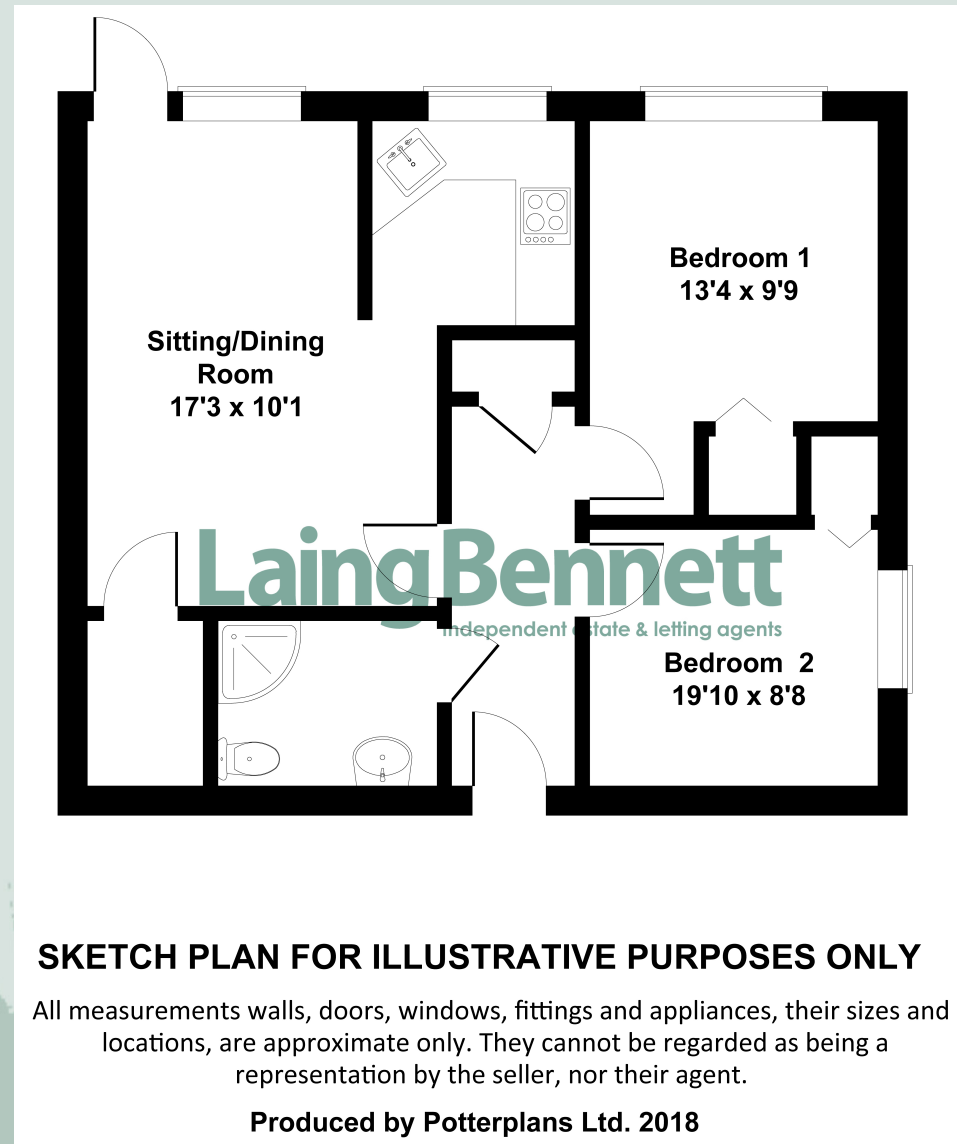
Age restriction: New residents accepted from 60 years of age.

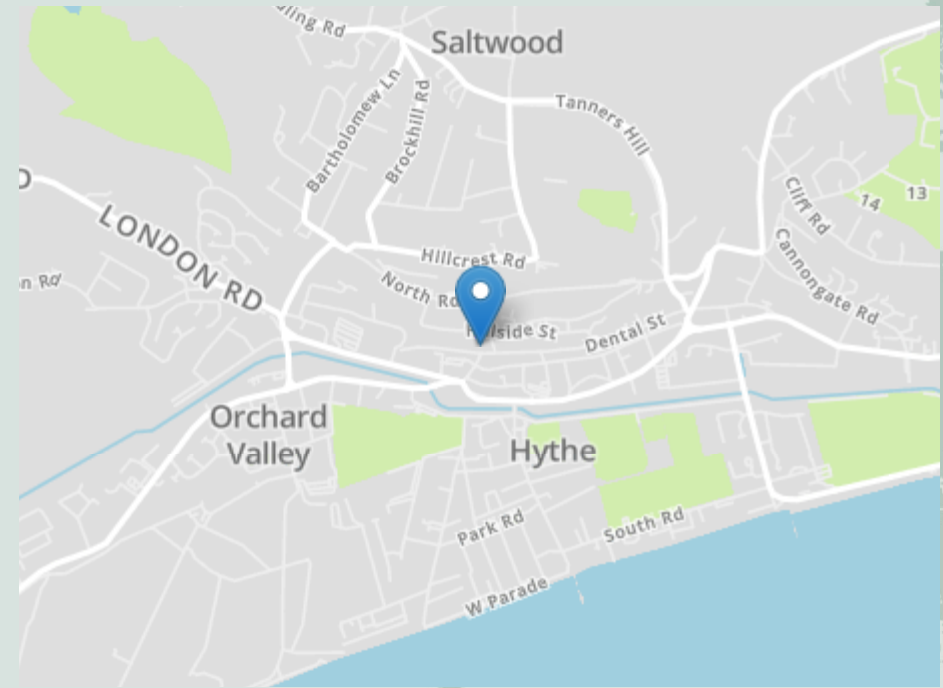
### Tenure - Leasehold

### Council tax - Band C

### Council Tax Band

Folkestone & Hythe - Band C





## 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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