







Camm House is located in the popular town of Hawkinge, just a short drive from the picturesque seaside town of Folkestone, this stunning first-floor luxury apartment with a Southwest aspect offers contemporary living at its finest. Boasting approximately 83 sq m of beautifully appointed space, this former show home apartment is thoughtfully designed with a focus on comfort, style, and functionality. The spacious layout is centred around an impressive open-plan living/dining/kitchen with wooden floors providing the perfect environment for both relaxation and entertaining. This bright and airy space benefits from generous natural light and flows seamlessly into a sleek, modern kitchen with Bosch appliances, Quartz worktops, under lit bar stool island. There are two well-proportioned double bedrooms, including a particularly generous main bedroom with luxurious en-suite bathroom and walk-in wardrobe. The second bedroom has personal door to the main bathroom. There are two allocated parking spaces. Ground floor secure storage cage. Ideally located, the property enjoys excellent access to local amenities, schools, and transport links, while being just moments from the coast and the High-Speed rail services from Folkestone to London. This is a rare opportunity to acquire this desirable high-specification apartment built by the award winning Pentland homes. EPC RATING = B



Guide Price £335,000

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 2

Bathrooms 2

Parking Two allocated spaces

EPC Rating B

Council Tax Band B

Folkestone & Hythe District Council

Situation

The property is located in the thriving town of Hawkinge, which has grown significantly in recent years and now offers a wide range of amenities. These include a supermarket, a mini-supermarket, a doctor's surgery, a primary school, pubs, takeaway outlets, a community centre, and various other shops.

This sought-after location provides easy access to the stunning Kent coastline, making it an excellent base for exploring the area's beautiful scenery. There are numerous walkings, cycle routes, and bridle paths for outdoor enthusiasts. Hawkinge benefits from excellent transport links, with regular bus services to Canterbury and Folkestone. From Folkestone Central Station, high-speed train services provide fast connections to London. The town also offers convenient access to the M20, the Channel Tunnel, and the Port of Dover, making travel to the continent quick and easy.

The accommodation comprises
Entrance hall

Open plan Living/dining/kitchen
25' 0" x 20' 4" (7.62m x 6.20m)

Study alcove and storage cupboard

Bedroom one
24' 11" x 9' 0" (7.59m x 2.74m)

Walk-in Wardrobe
En suite shower room





Bedroom two

11' 8" x 9' 10" (3.56m x 3.00m)

Main bathroom with personal door to bedroom two

Outside

Ground floor secure storage cage

Two allocated parking spaces

Lease information

999 year lease started in 2022 with approx. 996 years remaining.

Ground rent: peppercorn

Service charge: Approx. £1,900 pa.

NHBC warranty

The apartment came with a 10 year NHBC warranty which now have 7 years remaining.

Agent notes

The property benefits from the following upgraded features:

Harvey Brita water filter drinking water tap

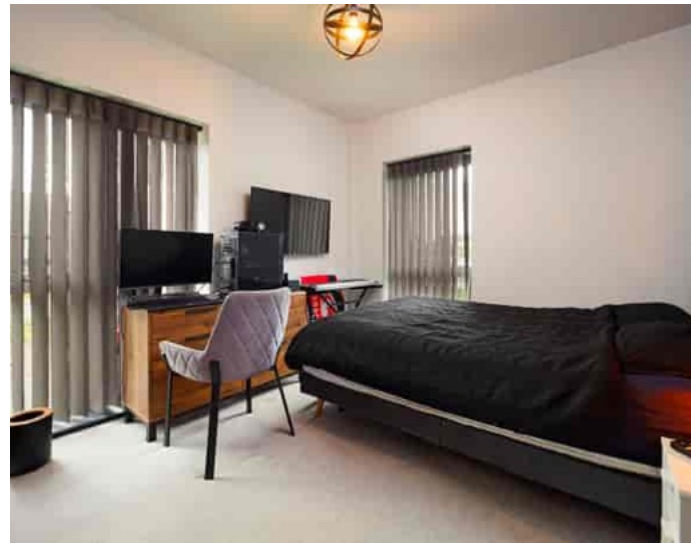
Built in Bosch appliances including Wi-Fi enabled dishwasher, oven, extractor fan and washer dryer

Fibre optic broadband 900mbps (Ethernet connections to all rooms)

Nest Wi-Fi enabled central heating

Bespoke fitted dressing room leading to wall tiled en-suite and back lit mirror

Wall tiled Jack and gill bathroom to bedroom two with back lit large mirror



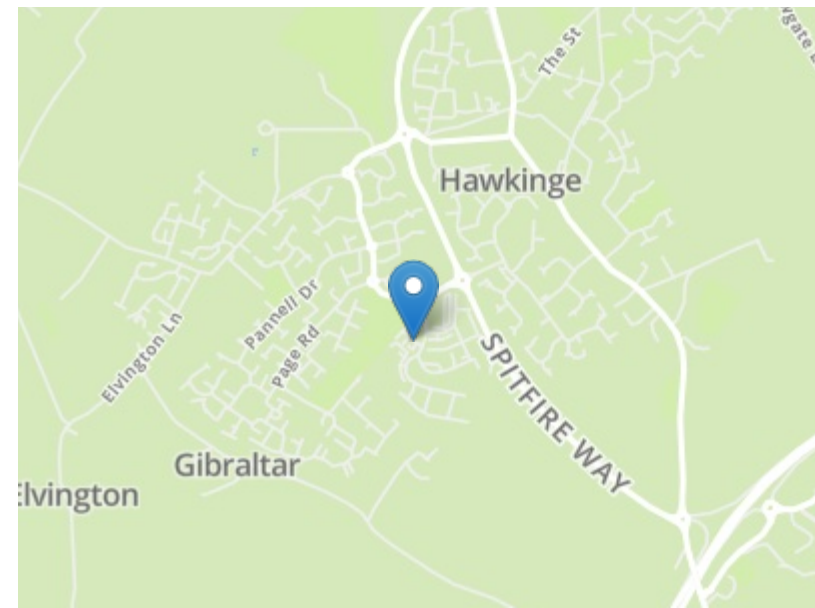




Approximate Gross Internal Area = 83 sq m / 892 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

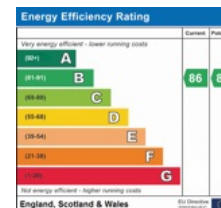
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