

**Laing
Bennett**
Independent estate & letting agents



3 Blythe Court Prospect Road, Hythe, Kent, CT21 5JS

EPC Rating = C

Guide Price £99,950



A one bedroom retirement apartment set on the first floor of Blythe Court. This superb home has a kitchen, living/dining room and bathroom/WC. The apartment is situated on the ground floor to the front aspect of the development with 'Waitrose' and The 'High Street' on your doorstep. Residents' facilities include use of a lounge, conservatory, laundry, hairdressing salon and guest suite. There is a house manager, lift, a security entry phone system and emergency pull cord system throughout the building. Blythe Court is located within the heart of Hythe, close to shops and amenities a short, level distance away. EPC RATING: C

Guide Price £99,950

Tenure Leasehold

Property Type Apartment

Receptions 1

Bedrooms 1

Bathrooms 1

Parking Resident and guest

Heating Electric

EPC Rating C

Council Tax Band C

Folkestone And Hythe District Council



Ground floor

Communal entrance

Entrance door to apartment hallway

Bathroom/WC

Kitchen

7' 11" x 7' 10" (2.41m x 2.39m)

Living/dining room

16' 4" x 10' 8" (4.98m x 3.25m)

Bedroom

13' 0" x 9' 8" (3.96m x 2.95m)

Additional information

Service Charge : TBC

Ground rent: TBC

Lease: A 99 year lease commenced 1991

Minimum age for residents: 55years

Facilities

Residents' facilities include use of a lounge, conservatory, laundry, hairdressing salon and guest suite. There is a resident house manager, lift, a security entry phone system and emergency pull cord system throughout the building.



Approximate Gross Internal Area (Including Low Ceiling) = 46 sq m / 493 sq ft

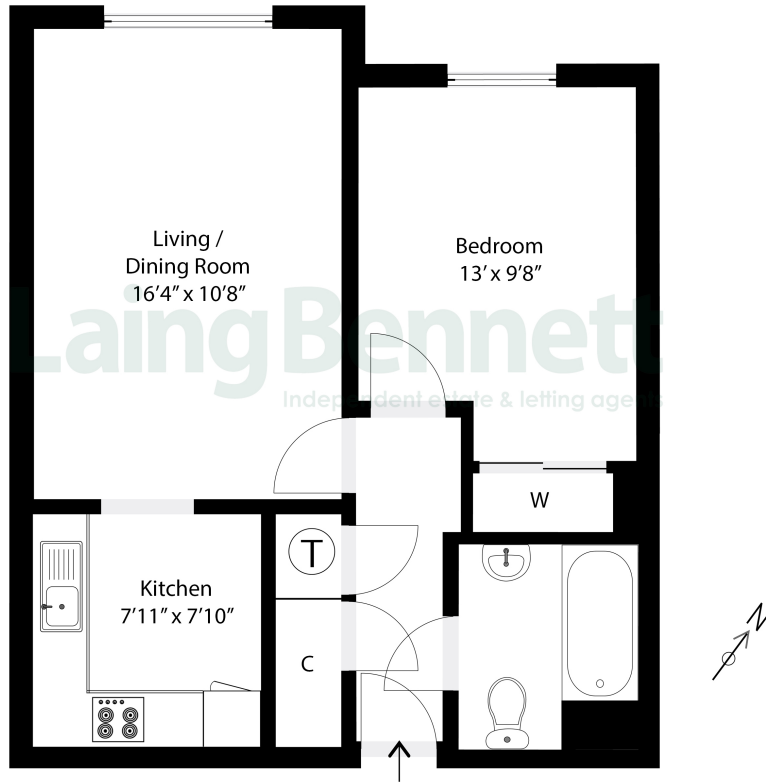
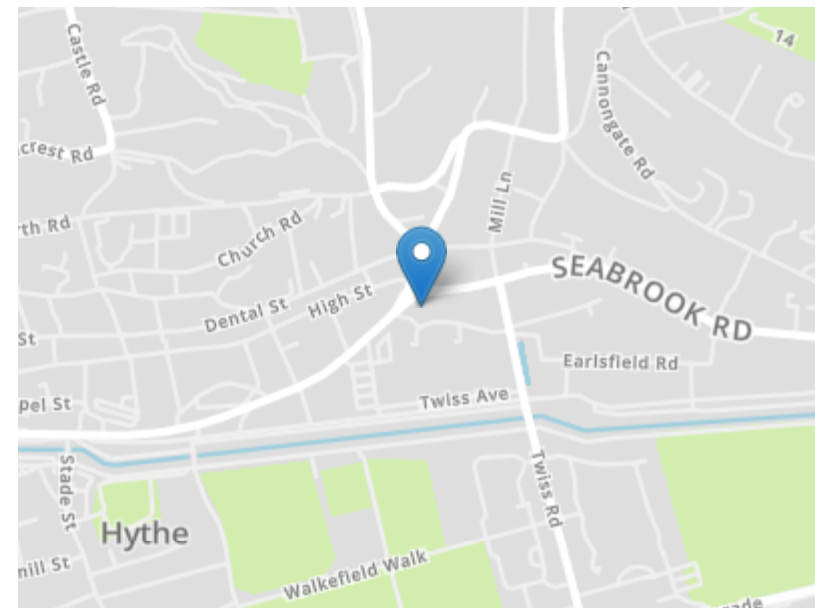


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	77



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