



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

Guide Price £165,000

Tenure Leasehold

Property Type Retirement Property

Receptions 1

Bedrooms 2

Bathrooms 1

Parking Residents parking area

EPC Rating D

Council Tax Band C
Folkestone & Hythe



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 accomodation 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

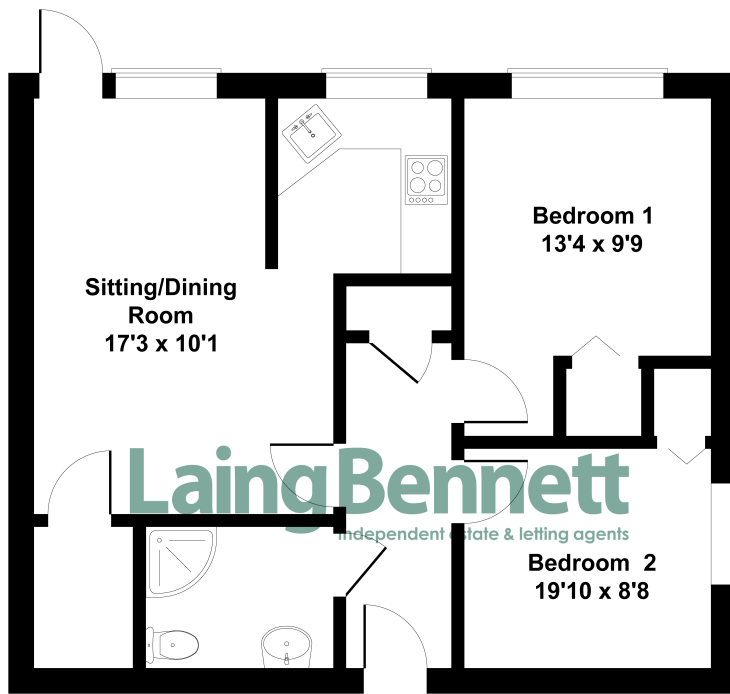
Outside
Communal gardens and parking to the front

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

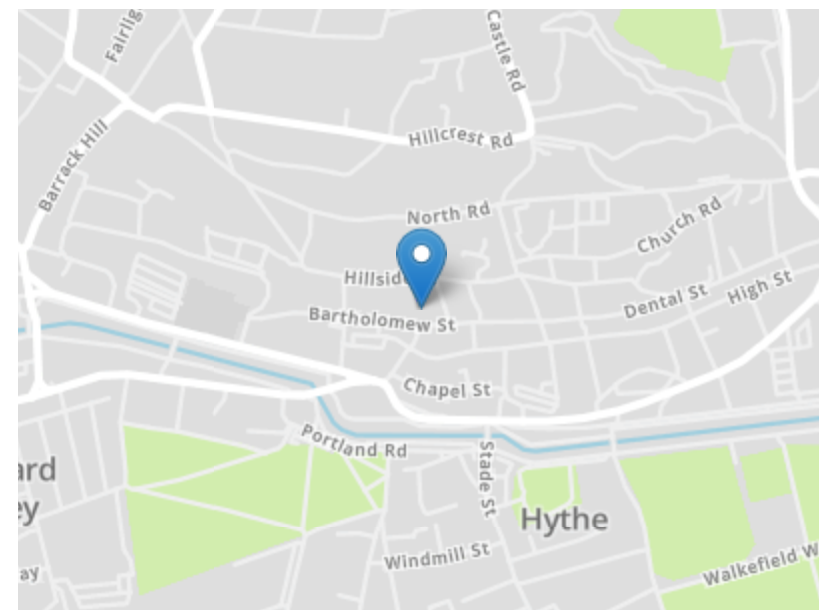




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

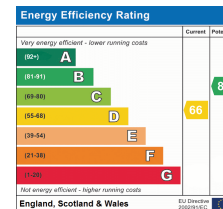
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