



Flat 1 Hanover Court, Whitegates Close, Hythe, Kent. CT21 6BB

Guide Price **£115,000**



- Ground floor retirement apartment
- Two bedrooms
- Close to town
- No onward chain
- 70% Shared ownership

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS



**\*\*Price Guide £115,000 for 70% share\*\***

Situated on the edges of the town centre enjoying open aspect over Oaklands to the band stand. The library, Oaklands health centre and Royal Military Canal only a stones throw away as unspoilt seafront is within level walking distance offering pleasant walks as is Hythes town centre with its range of independent shops together with both a Waitrose, Aldi and Sainsbury store. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West (approximately 15 minutes by car) giving fast services to St. Pancras, London in just over fifty minutes.

A rarely-available ground floor two bedroom shared ownership retirement apartment within level walking distance of Hythe town centre and amenities. The accommodation comprises a living/dining room, a kitchen, bathroom and two bedrooms. The property benefits from UPVC double glazing throughout and a gas-fired central heating system with a Worcester Bosch boiler. The property could now benefit from some updating, but is being sold with the added incentive of no onward chain. An early viewing comes highly recommended.

### RECESSED ENTRANCE PORCH

with quarry tiled floor and light over, store cupboard to side housing gas meter, UPVC frosted double glazed entrance door opening to-

### RECEPTION HALL

with good sized store cupboard, further built-in store cupboard with heating control panel, fitted doormat, radiator

### KITCHEN (9' 04" x 6' 07") or (2.84m x 2.01m)

with rear aspect UPVC double glazed window looking onto garden area and hillside view, roll top work surfaces with tiled splash back, inset stainless steel sink/drainage unit, range of wood effect store cupboards and drawers, wall mounted gas-fired Worcester Bosch combination boiler, space for cooker, space for fridge/freezer, space and plumbing for washing machine, vinyl flooring, radiator

### LIVING/DINING ROOM (14' 0" x 11' 06") or (4.27m x 3.51m)

with front aspect UPVC double glazed window with garden outlook, radiator

### BEDROOM 1 (12' 09" x 11' 06" Max) or (3.89m x 3.51m Max)

with rear aspect UPVC double glazed window looking onto garden area, radiator

### BEDROOM 2 (9' 04" x 6' 0") or (2.84m x 1.83m)

with rear aspect UPVC double glazed window looking onto garden area and hillside view, radiator

### BATHROOM (6' 06" x 5' 10") or (1.98m x 1.78m)

with low level bath, WC with concealed cistern, wash hand basin, extractor fan, shelf, part-tiled walls, vinyl flooring, radiator

### OUTSIDE

The development is set in well-tended communal gardens and benefits from residents parking.

### AGENTS NOTE

Please be advised this is a shared ownership property on a 70/30 split

All Buyers (Both husband and wife etc must be over the age of 60)

Retired from full time employment

They must reside at the property as their full time residence

**Tenure** - Leasehold

**Council tax** - Band B


**Local Authority** - Folkestone & Hythe District Council

**Lease Length** - 90

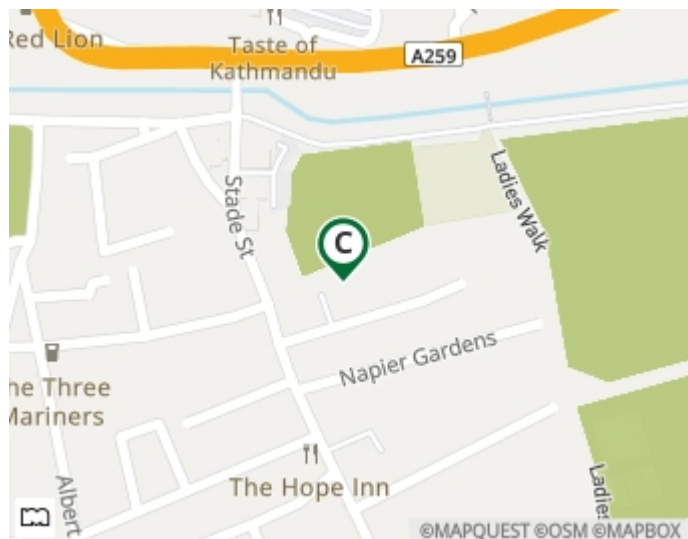
**Maintenance Fee** - £158.17

**Ground Rent** - Included in service charge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.