



29 Blythe Court, Prospect Road, Hythe, Kent. CT21 5JS

Guide Price **£110,000**



- Second floor retirement Apartment
- Lift & stairs
- One Bedroom
- Close to the town
- Communal areas

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



Situated within close level walking distance to Hythes High Street with its good selection of independent shops together with a Waitrose, Aldi and Sainsburys store. The historic Royal Military Canal runs through the centre of the town and Hythes unspoilt promenade offers pleasant walks. Doctors Surgeries, Dentists and Library are also all located within the general town centre area. 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. The area is also well serviced by golf courses including the Hythe Imperial, Sene Valley and Etchinghill.

A well-presented one bedroom second floor retirement apartment enjoying a lovely rooftop view of Hythe. The property benefits from well-proportioned accommodation throughout including living room, kitchen, bedroom & shower room. Forming part of this popular retirement development which offers communal facilities including a large lounge and conservatory, communal kitchen, hairdressing salon, laundry room with washing machine and dryer, outside drying area and communal parking to the rear of the block.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

with lift and stairs to

SECOND FLOOR

HALLWAY (3' 6" x 11' 1") or (1.07m x 3.37m)

with large double airing cupboard with storage and shelving, Ariston water heater, electric heater, emergency pull cord

SHOWER ROOM (5' 9" x 7' 1") or (1.74m x 2.15m)

with vinyl flooring, WC, hand basin with mixer taps over, double shower cubicle with electric Mira shower, floor to ceiling tiling, stainless steel towel radiator, emergency pull cord

LIVING AREA (14' 6" x 10' 9") or (4.43m x 3.28m)

with UPVC double glazed windows overlooking Hythe rooftops to rear, electric heater, emergency pull cord, opening into

KITCHEN (7' 8" x 7' 11") or (2.34m x 2.41m)

with vinyl flooring, mixture of high and low level storage cabinets, space for washing machine or dishwasher, stainless steel sink with mixer taps over, 4 ring electric hob with extractor fan over, localised tiling, integrated electric fan assisted oven, emergency pull cord

BEDROOM (9' 0" x 13' 6" Max) or (2.75m x 4.12m Max)

with UPVC double glazed window overlooking Hythe rooftops to the rear, electric heater, built-in wardrobe with hanging space and shelving over, emergency pull cord

OUTSIDE

Communal parking facilities on a first come/first served basis, outside drying area.

Tenure - Leasehold

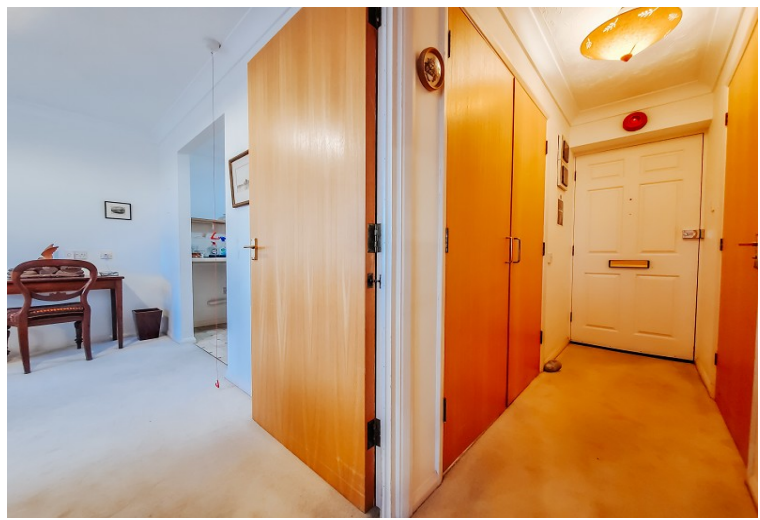
Council tax - Band C


Local Authority - Folkestone & Hythe District Council

Lease Length - 66 Years remaining

Maintenance Fee - £233.58 Per Calendar Month

Ground Rent - £277.72 Per Annum



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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.