



9 The Maltings, High Street, Hythe, Kent. CT21 5AH

Guide Price **£275,000**



- Grade II listed second floor apartment with lift
- Two bedrooms
- Gas fired under floor heating
- Allocated parking space
- Central town location

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



Situated in an enviable location at the end of Hythes High Street giving immediate access into the town centre with its excellent range of independent shops together with Iceland, Aldi, Waitrose and a Sainsbury store. The Historic Royal Military Canal runs through the centre of the town offering pleasant walks and recreational facilities with Hythes unspoilt promenade being approximately 10 - 15 minutes walk (for an active walker) this also offering pleasant walks. Doctors surgeries, dentists and library are also 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 access to St Pancras London in just over fifty minutes.

A well-presented and well-appointed grade II listed second floor apartment in a convenient high street location. The property comprises a modern fitted kitchen, two bedrooms, modern shower room, living room and benefits gas fired under floor heating throughout. In addition, there is a secure allocated parking space to the rear of the properties.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

with stairs and lift to-

SECOND FLOOR

ENTRANCE HALL

with solid wood flooring, storage cupboard with shelving over and gas underfloor heating manifold under, thermostat

MODERN FITTED KITCHEN (7' 6" x 12' 11") or (2.29m x 3.93m)

with vinyl flooring, a mixture of high and low level modern grey kitchen cabinets, composite sink with mixer tap over, secondary glazed windows overlooking Hythe high street and rooftops, high quality laminate worktops with matching upstands splashbacks, space for under counter fridge and freezer, space and plumbing for washing machine, gas fired Worcester Bosch combination boiler, integrated Neff fan assisted oven, 4 ring induction hob with extractor fan over, thermostat

BEDROOM 1 (12' 6" x 12' 8") or (3.82m x 3.85m)

with secondary glazed windows overlooking side and front with views over Hythe high street and rooftops, built in wardrobes, thermostat

BEDROOM 2 (8' 5" x 9' 7") or (2.57m x 2.93m)

with secondary glazed window overlooking side, thermostat

SHOWER ROOM (6' 7" x 7' 7") or (2.01m x 2.32m)

with vinyl flooring, WC, basin with white gloss storage unit under, white gloss storage cabinet, double shower cubicle with riser rail shower over and sliding glass door, marble effect acrylic panelling

OUTSIDE

The building has remote-controlled gated parking to the rear giving one allocated parking and two visitor parking spaces available on a first come first serve basis.

Tenure - Share of Freehold

Council tax - Band C

Local Authority - Folkestone & Hythe District Council

Lease Length - TBC

Maintenance Fee - £1560 per annum

Ground Rent - £50 per annum



Approx Gross Internal Area
69 sq m / 740 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	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 are 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.