



Flat 14 Colleton Park, 101 North Road, Hythe, Kent. CT21 4AS

Offers In Excess Of **£374,995**



- Luxury second floor purpose built apartment
- Two double bedrooms
- Allocated parking space & visitor parking
- No onward chain
- Communal garden

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



Situated in an enviable location as part of a gated community set in matured gardens. The village of Saltwood is only a short distance up the hill offering a newsagents/general store, The Castle Hotel and active village hall, together with both primary and secondary schooling. A short distance down the hill is the historic Cinque Port Town of Hythe offering a good selection of independent shops, together with a Waitrose, Iceland, Aldi and Sainsburys store. The historic Royal Military Canal runs through the centre of the Town offering pleasant walks and recreational facilities as doe Hythes unspoilt seafront. 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 fifteen minutes by car giving fast access to St Pancras London in just over fifty minutes.

A luxury second floor purpose built apartment with high quality fixtures and fittings throughout and the added benefit immediate vacant possession. The property boasts electric heating, double glazing together with contemporary bathroom and a fully fitted kitchen, the property sits in a gated community with matured gardens together with an allocated parking space and further visitor parking.

GROUND FLOOR

COMMUNAL ENTRANCE LOBBY

with security entry system leading to enclosed courtyard area with water feature leading to

INTERNAL RECEPTION LOBBY

with stairs and lift to:-

SECOND FLOOR

HALLWAY (3' 10" x 19' 6") or (1.18m x 5.95m)

with engineered wood flooring, cupboard housing pressurised hot water cylinder and shelving over, cupboard housing washing machine dryer, entry phone, panel heater, loft hatch

OPEN PLAN LIVING ROOM/ KITCHEN/DINER (18' 3" x 26' 5" Max) or (5.56m x 8.05m Max)

Comprising of

LIVING/DINING AREA

with UPVC double-glazed windows overlooking front, two panel heaters, wall hung lights, alcove offering space for study area, Velux window

KITCHEN AREA

with tiled flooring, a selection of high and low level kitchen units, stone effect laminate worktops, inset one-and-a-half bowl stainless steel sink with mixer tap over, UPVC double glazed window, integrated Siemens double fan assisted oven, Siemens four ring ceramic hob with Siemens extractor fan over, integrated high level Siemens microwave, integrated Siemens dishwasher, integrated Siemens fridge freezer

MASTER BEDROOM (17' 9" x 13' 6" Max) or (5.40m x 4.12m Max)

with UPVC double-glazed doors with Juliet balcony, panel heater, built in wardrobes with hanging rails and shelving over, built-in cupboard with shelving, access to eaves storage space, Velux window

FOUR PIECE ENSUITE (6' 11" x 8' 6") or (2.12m x 2.60m)

with modern tiling floor to ceiling, wall hung WC with concealed cistern, wall hung basin with mixer taps over, tiled bath with mixer taps over, shower cubicle with rainfall shower, Velux window

BEDROOM 2 (8' 1" x 9' 2") or (2.46m x 2.79m)

with UPVC double glazed window, panel heater, built-in wardrobe with hanging rail and access to RCD fuse box

SHOWER ROOM (7' 10" x 6' 8" Max) or (2.39m x 2.03m Max)

with modern tiling floor to ceiling, wall hung WC with concealed cistern, wall hung basin with mixer tap over, corner shower with rainfall shower head, stainless steel towel radiator, Velux window

OUTSIDE

The apartment enjoys the use of the communal gardens, which are established and have extensive shrubs and trees together with lawned areas. The South facing gardens having views over the town to the English Channel. The apartment also enjoys an allocated parking space and visitor parking accessed via a driveway to electric gates and pedestrian gate leading to North Road.

Tenure - Share of Freehold

Council tax - Band D

Local Authority - Folkestone & Hythe District Council

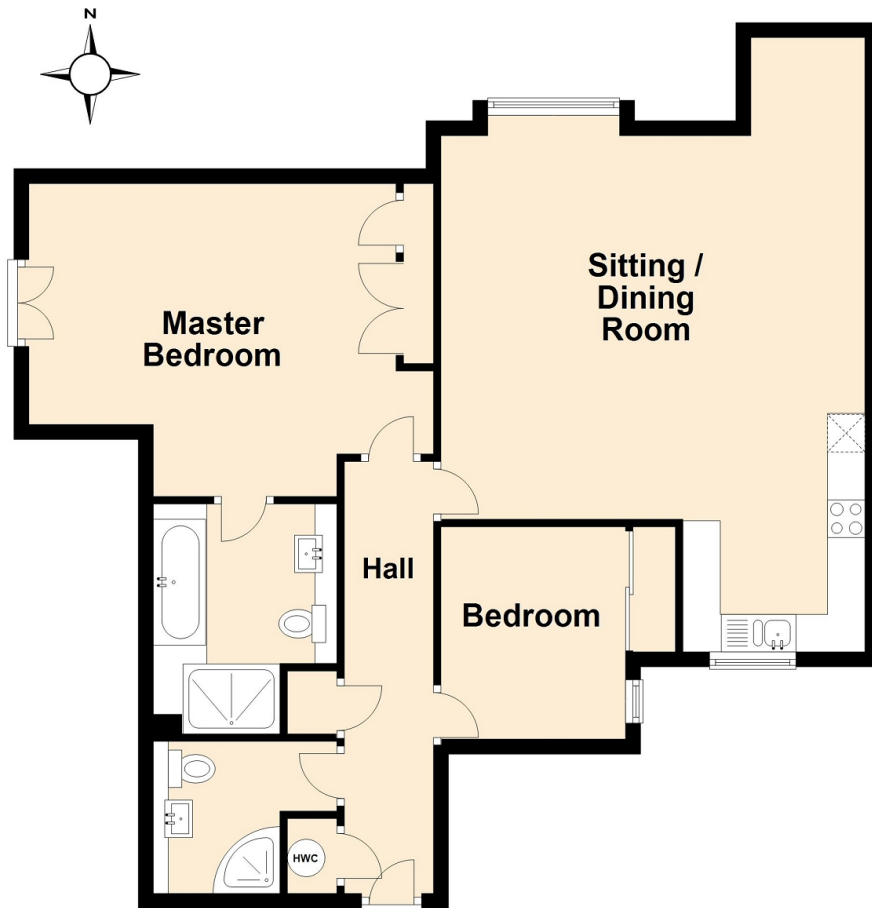
Lease Length - 104 Years remaining

Maintenance Fee - £3400 Per annum, paid half yearly




Second Floor

Approx. 84.5 sq. metres (909.5 sq. feet)



Total area: approx. 84.5 sq. metres (909.5 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	79
(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.