



**15 Homepeak House Bartholomew Street, Hythe, Kent. CT21 5BB**

Guide Price **£85,000**



- First floor retirement apartment
- One bedroom
- Direct access to garden
- Close to town centre
- Stairs / Lift

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





Situated just off Hythes high street which offers a good selection of independent shops together with the all important Waitrose store, Iceland, Sainsburys and Aldi. The historic Royal Military canal runs through the centre of the town offering pleasant walks as does Hythes unspoilt promenade. Doctors surgeries, dentists, council offices and library are also all located within the 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 both Folkestone Railway stations giving fast access to London St Pancras in just over fifty minutes.

A one bedroom first floor retirement apartment offering; living room, kitchen, bathroom and bedroom. The apartment is serviced by electric heating and one of the major features, is the ability to gain access via the living room directly into the gardens. The block also benefits from a communal sitting room and an alarm facility as well as a manager who oversees the building. Outside are gardens and car parking on a first come first serve basis.



## COMMUNAL ENTRANCE HALL

with security entry phone, giving access via stairs and lift to

## FIRST FLOOR

### PRIVATE RECEPTION HALL

with solid front door, alarm control, built in shelved cupboard

### LIVING ROOM (16' 02" x 10' 05" ) or (4.93m x 3.18m)

two wall lights, alarm cord, security entry phone, electric heater, UPVC double glazed window and French door opening to paved area and communal gardens

### KITCHEN (7' 03" x 5' 04" ) or (2.21m x 1.63m)

with single drainer stainless steel sink unit and cupboards under with wood trim, further base units with roll top worksurfaces, three high level cupboards, space for fridge freezer, space for electric cooker, extractor fan, full tiling to three walls

### BEDROOM (12' 0" x 8' 08" ) or (3.66m x 2.64m)

alarm cord, electric heater, built in wardrobes, UPVC double glazed window with outlook over communal gardens

### BATHROOM

comprising panelled bath with built in seat and mixer tap and shower attachment, Tritton electric shower over bath with curtain to side, low level WC, vanity wash hand basin with cupboard under, fully tiled walls, electric fan heater, extractor fan



**Tenure** - Leasehold

**Council tax** - Band B


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

**Lease Length** - 63 years remaining

**Maintenance Fee** - £2,500 Per annum

**Ground Rent** - £435 Per annum



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>	69	79
(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.