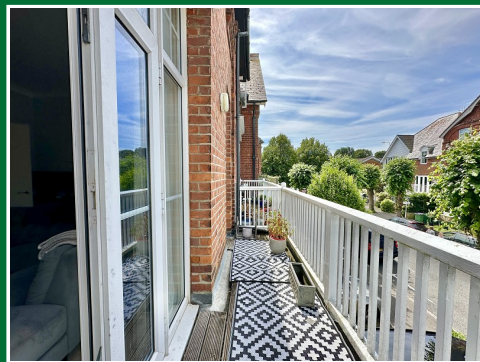




Flat 3 9-11 Douglas Avenue, Hythe, Kent. CT21 5JT

Guide Price **£249,995**



- First floor apartment
- Two bedrooms
- Well presented throughout
- Allocated parking space
- Central town location

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





A well presented first floor two bedroom apartment located in the heart of town which has been well looked after by the current owners. The property comprises of a living room, kitchen, bathroom & two double bedrooms. The property also has the added benefit of gas fired central heating, a good size terrace overlooking the front as well as an allocated parking space. An early viewing is highly recommended.

Situated in a central town location, the town centre offering a good selection of local shops and amenities including doctors surgeries, council offices and library. The town also boasts Waitrose and Sainsburys stores. Primary schooling is located just off nearby Hythes green with secondary schooling being available in Saltwood and Folkestone. Sandling main line railway station, 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 station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately fifty minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.



## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

with stairs leading to

## FIRST FLOOR

### ENTRANCE HALL

with radiator, entrance phone, built in storage cupboards

### LOUNGE/DINING AREA (17' 2" x 12' 9") or (5.22m x 3.88m)

with feature fireplace, radiator, tall floor to ceiling windows overlooking front, doors leading out onto balcony

### KITCHEN (10' 6" x 5' 0") or (3.20m x 1.52m)

with a selection of high & low level modern grey shaker style kitchen cupboards, inset stainless steel sink with mixer tap over, stone worktops with matching upstands, integrated fan assisted oven, four ring hob with extractor fan over, integrated tall fridge freezer

### BEDROOM (10' 6" x 9' 10") or (3.19m x 3.00m)

with UPVC double glazed window overlooking rear, radiator

### SHOWER ROOM (6' 5" x 5' 7") or (1.96m x 1.69m)

with modern tiling floor to ceiling, WC, hand basin with mixer taps over and storage cupboard under, p-shaped bath with glass screen, shower over & inset storage shelf, stainless steel towel radiator, uPVC double glazed frosted window

### BEDROOM (12' 10" x 8' 10") or (3.91m x 2.68m)

with UPVC double glazed window overlooking rear, radiator

## OUTSIDE

The property enjoys allocated parking for one car located to the front of the property.

**Tenure** - Share of Freehold

**Council tax** - Band B

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

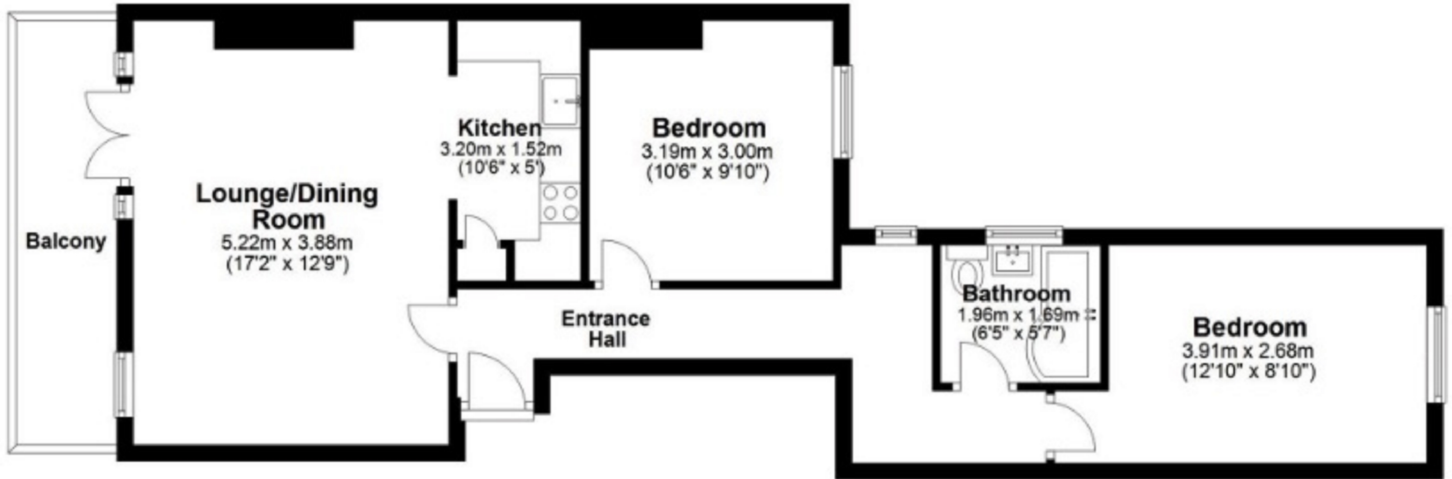
**Lease Length** - 154 Years remaining from 8/7/1988

**Maintenance Fee** - £1000 Per Annum



## First Floor

Approx. 55.8 sq. metres (601.1 sq. feet)



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