



Flat 1 Lukin House, Romney Way, Hythe, Kent. CT21 6PQ

Guide Price **£215,000**



- Ground floor flat
- Two bedrooms
- Garage en-bloc
- Share of freehold
- No onwards chain

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



Situated to the Western side of the town on the popular Pennypot development offering a newsagents and selection of takeaway shops close by. Regular bus services run along the Dymchurch Road giving access to the town centre which offers a good selection of independent shops together with a Waitrose and Sainsburys store. The Royal Military Canal also runs through the town and offers pleasant walks. Doctors surgeries, dentists and library are just off the town centre. Hythe also boasts an unspoilt promenade. Primary schooling is available in nearby Palmarsh with secondary schooling being available in nearby Saltwood. 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 drive by car) giving fast services to London, St. Pancras in approximately fifty minutes.

A two bedroom ground floor flat in a well-maintained purpose-built block situated on the western outskirts of Hythe. The property comprises a living/dining room, kitchen, two bedrooms and a bathroom. The property also benefits from a gas-fired central heating system, UPVC double glazed windows and a garage en-bloc. An early viewing comes highly recommended.

COMMUNAL ENTRANCE HALL

with cupboard housing electrics

GROUND FLOOR

ENTRANCE HALL

with airing cupboard housing hot water cylinder with shelving under, cupboard with shelving and access to RCD fusebox

LIVING/DINING ROOM

with UPVC double glazed windows overlooking front and side, three radiators

KITCHEN

with tiled flooring, a selection of high and low level kitchen cabinets, laminate worktops, localised tiling, space for fridge freezer, space and plumbing for freestanding dishwasher & washing machine, one and a half bowl composite sink, localised tiling, integrated fan assisted oven with four ring hob and extractor fan over, walk in larder cupboard housing potterton boiler

BEDROOM

with radiator, UPVC double glazed window overlooking front, built in wardrobes with hanging rail and shelving and shelving over

BATHROOM

with tiled flooring, WC, hand basin with mixer taps over, tiling floor to ceiling, bath with tiled front, glass shower screen and electric triton shower over, stainless steel towel radiator

BEDROOM

with radiator, UPVC double glazed window overlooking front, built in wardrobes with hanging rail and shelving

OUTSIDE

The block is set in communal gardens mostly laid to lawn; the property comes with garage en-bloc.

Tenure - Share of freehold

Council tax - Band B

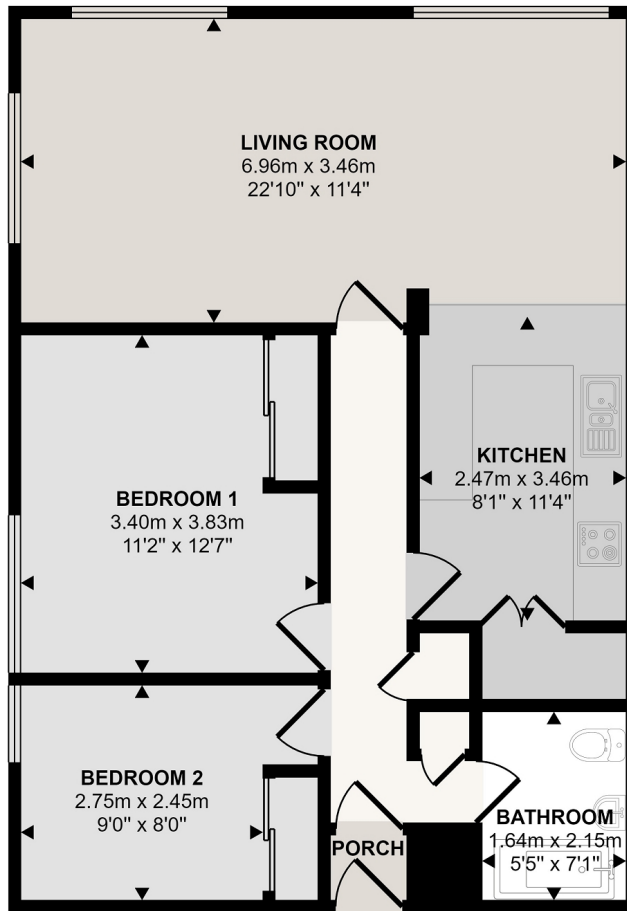
Local Authority - Folkestone & Hythe District Council

Lease Length - 984 years remaining

Maintenance Fee - £1080 Per annum



Approx Gross Internal Area
69 sq m / 742 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 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.