

Stade Street

Hythe CT21 6ED

- First Floor Retirement Apartment
- Private South-Facing Balcony
- Ample Storage
- Spacious Living/Dining Room
- Modernised Throughout
- Sea Views
- Modern Kitchen & Shower Room
- Two Double Bedrooms With Fitted Wardrobes
- Walking Distance Of Seafront & High Street
- Level Walk To Seafront & Town Centre

Asking Price £249,950 Leasehold













Mapps Estates are delighted to bring to the market this well presented and refurbished first floor two bedroom retirement apartment enjoying a sea view from the living room and private south-facing balcony. The well-proportioned accommodation comprises a welcoming reception hall with plenty of storage cupboards, a spacious lounge/diner, a modern fitted kitchen and shower room, and two double bedrooms both having fitted wardrobes. The heating in the property has also been upgraded to contemporary electric radiators throughout, and there are newly laid floor coverings to the reception hall and lounge/diner. An early viewing comes highly recommended.

Ground Floor:

Communal Entrance
With UPVC double glazed entrance doors opening to communal entrance hall, access to communal facilities including residents' lounge, dining area, sun room and patio; there is also a games room and laundry room to the ground floor as well as a guest suite. Stairs and lift to all floors.

First Floor:

Private Entrance Hall 16'2 x 14'6 (max points)
With wooden entrance door, built-in cloaks cupboard with hanging rail and fitted shelving, walk-in store cupboard with fitted shelving, electric meter and consumer unit, large airing cupboard with hot water cylinder and fitted shelving, entry phone with emergency pull cord, coved ceiling, modern electric radiator, recently fitted wood effect vinyl flooring and carpet.

Lounge/Diner 17'5 x 10'11
With UPVC triple glazed tilt & turn windows with sea view, UPVC double glazed door to balcony, coved ceiling, modern electric radiator, two wall lights, emergency pull cord, archway through to kitchen.

Balcony 12'11 x 4'3
South-facing covered balcony with modern glazed balustrade and brushed stainless steel handrail, laid to artificial grass, sea view.

Modern Fitted Kitchen 7'2 x 5'11
A modern fitted kitchen comprising a range of white gloss finish store cupboards and drawers, square edged wood effect worktops with matching upstands, tiled splashbacks and concealed downlighting over, inset resin one and a half bowl sink/drainer with mixer tap over, four ring induction hob with extractor fan over and double electric oven under, space for fridge/freezer, wall light and extractor fan, coved ceiling, wood effect LVT flooring.

Bedroom 16' x 8'11
With front aspect UPVC double glazed window and tilt & turn window with sea view, two fitted double wardrobes with mirrored sliding bi-fold doors, hanging rails and shelving, bespoke fitted Sharps drawer and dressing table unit, modern electric radiator, wall light, coved ceiling, emergency pull cord.

Bedroom 11'2 x 9'8
With front aspect UPVC tilt & turn double glazed window, fitted double wardrobe with mirrored bi-fold sliding doors, hanging rail and fitted shelving, emergency pull cord, coved ceiling, modern electric radiator.

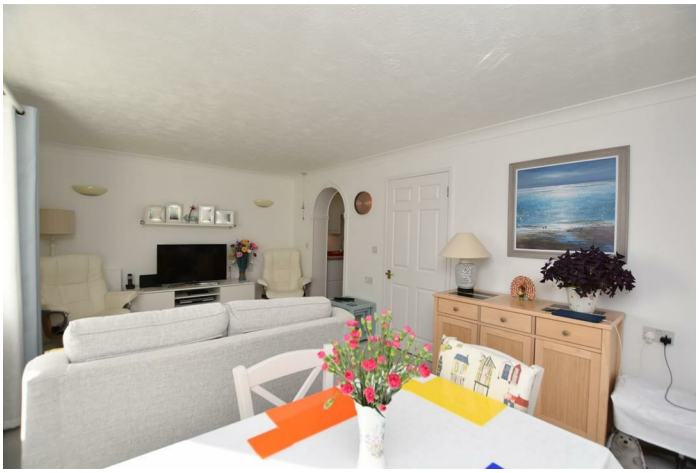
Shower Room 7'1 x 6'7
A modern suite comprising a large shower cubicle with Aqualisa electric shower and sliding screen, vanity unit comprising wash hand basin with mixer tap over, store cabinet under and WC with concealed cistern and shelf over, fitted mirror with wall light over, fully tiled walls, extractor fan, shaver point, heated towel rail, wood effect LVT flooring.

Service Charge & Ground Rent:
We have been advised by our client that the current service charge is set at £797.00 per quarter; the annual ground rent is £403.00.

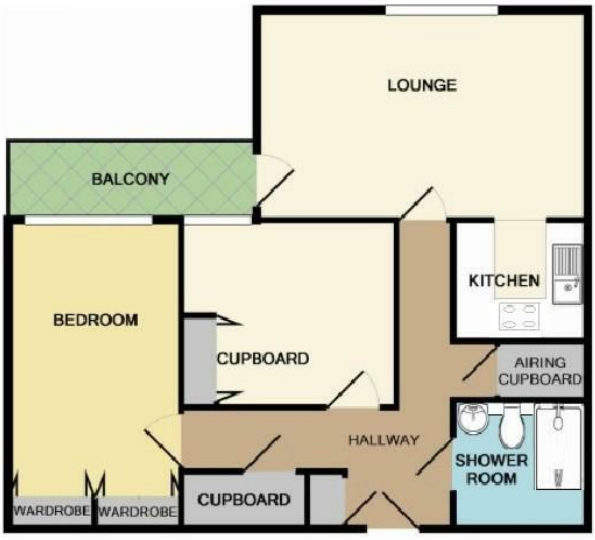
Lease:
We have been advised that there is the remainder of a 99 year lease from 1994.



Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating C

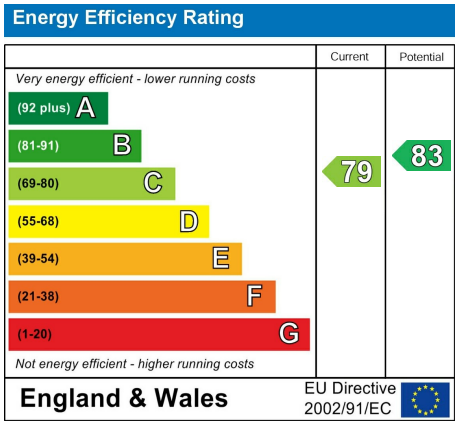






TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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