



Sir John Moore Avenue

Hythe CT21 5DG

- Spacious First Floor Flat
- Recently Updated Throughout
- Modern Bathroom & Kitchen
- Level Walking Distance To Town & Amenities
- 107 Year Lease
- Double Bedroom & Walk-In Wardrobe
- Contemporary Open Plan Living Space
 - Immaculately Presented
- Communal Gardens & Parking
 - No Onward Chain

Asking Price £169,950 Leasehold





Mapps Estates are delighted to bring to the market this immaculately presented purpose-built first floor one bedroom apartment located in central Hythe and within walking distance of Sainsbury's and the high street, and adjacent to the historic Royal Military Canal. The accommodation has a stylish and contemporary feel throughout and comprises a welcoming reception hall with ample built in storage, an open plan living/dining room with a modern fitted kitchen, one double bedroom with a walk-in wardrobe, and a luxury bathroom. Residents also benefit from communal parking and gardens. Ideal for a first time buyer or investor, an early viewing comes highly recommended.

Located conveniently within walking distance of Hythe high street, with an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library within easy reach. The town also boasts Sainsbury's, Aldi and Waitrose stores. The delightful Royal Military Canal, beach and seafront promenade are also within level walking distance. 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 fifteen minutes away by car and offering regular fast services to London, St. Pancras in just over fifty minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Ground Floor:

Communal Entrance

With stairs to first floor.

First Floor:

Entrance Hall 6'6 x 5'8

With front door, large recessed shelved store cupboard, built-in cloaks cupboard with hanging rail and shelf over, wood effect laminate flooring, doors to kitchen, bathroom and bedroom, radiator.

Open Plan Lounge//Kitchen/Diner 29'5 x 10'6' (max)

With wood effect laminate flooring throughout, living room area with UPVC double glazed window, radiator, entry phone, door to bedroom, dining area with recessed shelved store cupboard and opening through to kitchen.

Kitchen

A modern fitted kitchen comprising a range of matt white finish store cupboards, stainless steel sink with mixer tap over, four ring induction hob with brushed stainless steel splashback over and electric oven under, brushed stainless steel wall-mounted shelves, cupboard housing modern wall-mounted Viessmann gas-fired combination boiler, space for fridge/freezer, space and plumbing for washing machine, UPVC double glazed window looking onto communal gardens and with view of the 'Roughs', radiator.

Bedroom 18' (max) x 8'9'

With UPVC double glazed window, radiator, wood effect laminate flooring, loft hatch, large walk-in wardrobe (5'7 x 3'11) with hanging rail and shelf over, chest of drawers and shelving unit, consumer unit, light and electric meter.

Bathroom 6'5 x 5'

A modern suite comprising a panelled bath with wall-mounted rainfall shower, separate hand-held shower attachment and shower screen over, wash hand basin with mixer tap, tile splashback and mirror over and store cabinet under, WC, part-tiled walls, UPVC frosted double glazed window, vinyl flooring, chrome effect heated towel rail.

Outside:

Residents benefit from communal parking and well-tended communal gardens.

Lease/Service Charge/Ground Rent:

We have been advised that there is currently 107 years remaining on the lease.

Service Charge: Currently £121.00 per month.

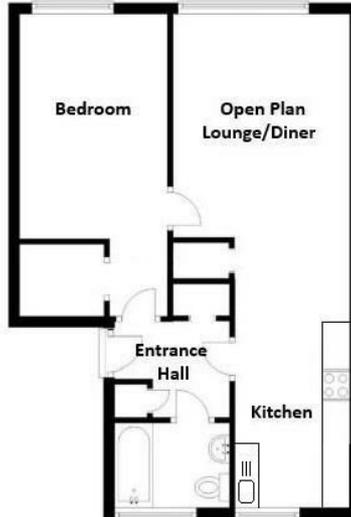
Ground Rent: £10.00 per annum.





First Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



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.
 Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.