

Piddock Court

1 Maycock Place Hythe CT21 4DU

- Contemporary Second Floor Apartment
- Two Double Bedrooms
- Modern Kitchen With Integrated Appliances
- Allocated Parking Space
- Remainder Of 999 Year Lease
- Stunning Views Of Lake & Countryside
- Open Plan Living Space
- Bathroom & En Suite Shower Room
- Remainder Of 10 Year NHBC Warranty
- No Onward Chain

Offers Over £200,000 Leasehold













Mapps Estates are delighted to bring to the market this immaculately presented second floor two bedroom contemporary apartment on the Martello Lakes development and enjoying stunning views of the lake and surrounding countryside. This stylish home comprises a generous reception hall with ample storage and a laundry cupboard, a spacious open plan living space with a modern fitted kitchen with integrated appliances, two double bedrooms, an en suite shower room and a separate bathroom. The apartment also benefits from the remainder of a ten year NHBC warranty and 999 year lease, and an allocated parking space. Visitors' parking is also available on the site. Being sold with the advantage of no onward chain, an early viewing comes highly recommended.

Located on the Martello Lakes development to the south-western side of the Cinque Port town of Hythe, and enviably positioned between the prestigious 40-acre Martello Sailing & Fishing Lake and the English Channel. The historic Royal Military Canal is only a short walk from the property and offers pleasant walks, cycling and fishing, with the Canal path allowing walkers and cyclists to travel to Hythe centre itself. Here you will find a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores, along with the beautiful beach and unspoilt promenade. There is a good choice of schooling in the area, (including grammar schools in Folkestone. 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 and Folkestone Central giving fast services to London St Pancras in just over fifty minutes. Non fast services are also available from the nearby Sandling and Westenhanger stations.

Ground Floor:

Communal Entrance
With stairs to second floor.

Second Floor:

Communal Hallway
With private entrance with composite front door opening to reception hall.

Reception Hall
With loft hatch, wood effect flooring, store cupboard housing consumer unit, cloaks cupboard, laundry cupboard with space and plumbing for washing machine and tumble dryer with extractor fan and light, entry phone, radiator,

Open Plan Living Space 20'8 x 11'4
With dual aspect UPVC double glazed windows with glazed safety panels, one window boasting a stunning view of the lake and surrounding countryside, wood effect flooring, two radiators, heating thermostat, lounge and dining space, modern fitted kitchen.

Modern Fitted Kitchen
With a range of grey matt finish store cupboards and drawers, square edge worktops with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, four ring gas hob with splashback and extractor canopy over and electric oven under, integrated dishwasher and fridge/freezer, cupboard housing wall-mounted Ideal gas-fired combination boiler.

Bedroom 10'6 x 10'5 (max points)
With UPVC double glazed window with glazed safety panel and sea glimpse, heating thermostat, radiator, door to en suite shower room.

En Suite Shower Room 7'4 x 4'8 (max points)
With fully tiled shower cubicle with sliding screen, tiled shelf with inset wash hand basin with mixer tap over, tiled splashback and shaver point, WC with concealed cistern, extractor fan, tile effect vinyl flooring, radiator.

Bedroom 10'10 (max) x 10'3
With UPVC double glazed window with glazed safety panel, recess for wardrobe, radiator.

Bathroom 7'2 x 6'6
With panelled bath with mixer tap and tiled splashback over, tiled shelf with inset wash hand basin with mixer tap and tiled splashback over, WC with concealed cistern, extractor fan, tile effect vinyl flooring, radiator.

Outside:
The property enjoys a nearby allocated parking space; visitors' parking bays are also available on site.

Lease:
We have been advised the apartment has the remainder of a 999 year lease.

Service Charge & Ground Rent:
We have been advised that there is an annual service charge of £1616.82, and this includes the ground rent.



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

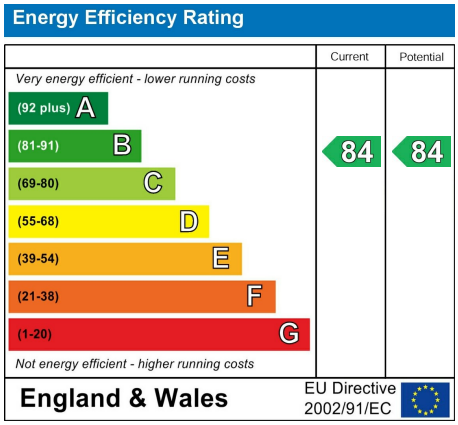






Total floor area 59.7 m² (643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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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.