



## St. Leonards Road

Hythe CT21 6EN

- Well Presented
- Open Plan Living Space
- Modern Fitted Kitchen
- Lovely Views Across Hythe
- Long Lease & Share Of Freehold
- Split Level First/Second Floor Flat
- Spacious Bathroom
- Newly Fitted Carpets To Stairs & Hall
- Close To Seafront & High Street
- No Onward Chain

**Asking Price £169,950 Leasehold - Share of Freehold**





Mapps Estates are delighted to bring to the market this well-presented one bedroom split level apartment ideally located within level walking distance of the seafront and high street. The accommodation is arranged over the first and top floor of a handsome period building, with a fitted bathroom to the first floor level, and a spacious open plan lounge/diner and fitted kitchen, and a double bedroom to the top floor. The apartment also enjoys lovely front and rear views across Hythe to the surrounding hillside. Being sold with a long lease, a share of the freehold and no onward chain, an early viewing comes highly recommended.

Located a short walk from the beach and seafront promenade, and within level walking distance of the town centre and the Royal Military Canal. Hythe enjoys an excellent selection of independent shops, cafes and restaurants, together with Waitrose, Sainsbury's and Aldi stores. Doctors' surgeries, dentists, public library and St Leonard's Church are also all located centrally. Primary schooling is within walking distance, and secondary schooling is available in Saltwood; both boys' and girls' grammar schools are available in nearby Folkestone. The M20 motorway, Channel tunnel terminal and ports of Folkestone and Dover are also easily accessed by car, along with high speed rail services available from Folkestone, (approximately 15 minutes by car), giving access to London St Pancras in approximately 50 minutes.

**Ground Floor:**

**Communal Entrance Hall**

With motion sensor-activated lighting, stairs leading up to first floor.

**First Floor:**

**Entrance Hall**

With wooden front door, newly-laid carpet to hall and stairs, dado rail, modern consumer unit, electric radiator, stairs to top floor, door to bathroom.

**Bathroom 9'10 x 5'5**

With frosted window and secondary glazing, panelled bath with mixer tap, wall-mounted shower attachment, shower screen and tiling over, WC, wash hand basin with mixer tap and tiled splashback over and store cabinet under, wall light/shaver point, wall-mounted fan heater, recessed downlighter, tile effect flooring.

**Top Floor:**

### **Landing**

With loft hatch, fitted utility cupboard with space and plumbing for washing machine and shelf over with space for tumble dryer, entry phone, wood effect laminate flooring.

### **Lounge/Diner 18'9 x 13'4**

An open plan living space comprising a lounge/diner and fitted kitchen, lounge area with front aspect UPVC tilt & turn double glazed window with view across the town to the hillside, wood effect laminate flooring, electric radiator, recessed downlighter, breakfast bar, opening through to kitchen.

### **Kitchen**

With front aspect Velux window, fitted solid wood worktops and upstands, inset ceramic one and a half bowl sink/drainers with mixer tap over, fitted electric cooker with splashback and extractor canopy over, space and plumbing for dishwasher, space for undercounter fridge and freezer, range of grey gloss finish store cupboards and drawers, recessed downlighter, wood effect laminate flooring.

### **Bedroom 12'9 x 12'1**

With rear aspect UPVC double glazed dormer window with view across Hythe to the hillside, fitted wardrobe and shelved store cupboard, wood effect laminate flooring, recessed downlighter, electric radiator.

### **Lease:**

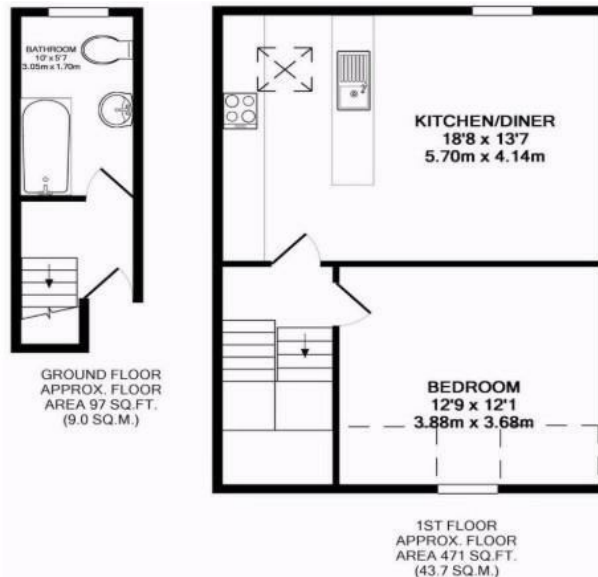
There is the remainder of a 999 year lease from September 1990 as well as a share of the freehold.

### **Maintenance & Ground Rent:**

Ground Rent currently £100.00 per annum; maintenance is carried out on an 'as and when' basis and the cost is split equally between the three flat owners in the building.



**Local Authority Folkestone & Hythe District Council**  
**Council Tax Band A**  
**EPC Rating E**



TOTAL APPROX. FLOOR AREA 568 SQ.FT. (52.8 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.