



Great Conduit Street, Hythe, CT21 5AQ

£150,000



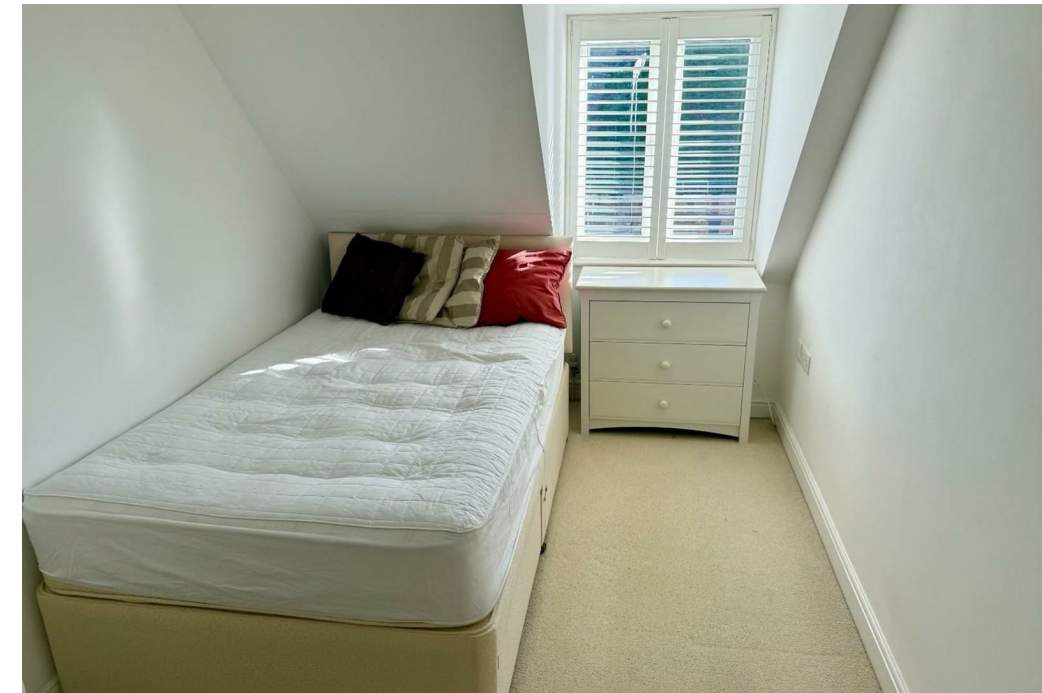
EXCELLENT FIRST TIME BUY OR INVESTMENT OPPORTUNITY: Conveniently located in the heart of Hythe and overlooking the main High Street, this one-bedroom apartment offers living space comprising of open plan sitting room with double glazed window to front. The modern style kitchen area has a range of units, inset 4 ring gas hob, stainless steel extractor over and built in electric oven. Space and plumbing for automatic washing machine. Useful storage cupboard housing boiler servicing central heating and hot water systems.

The bedroom has a double-glazed window to front, radiator. There is a modern shower room with corner shower cubicle, WC, vanity unit with wash hand basin and mirror over tiled walls.

The property also benefits from a video entry phone system.

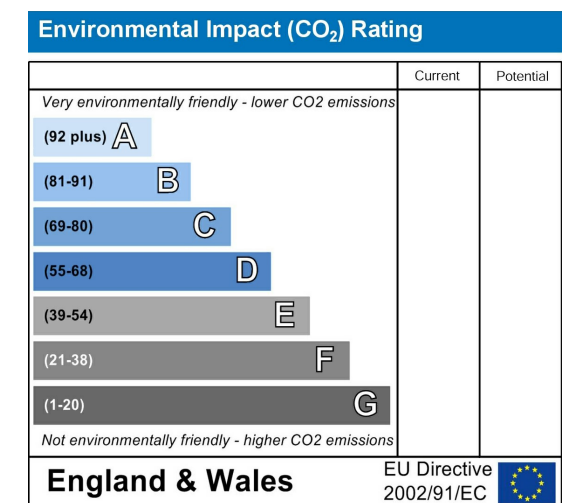
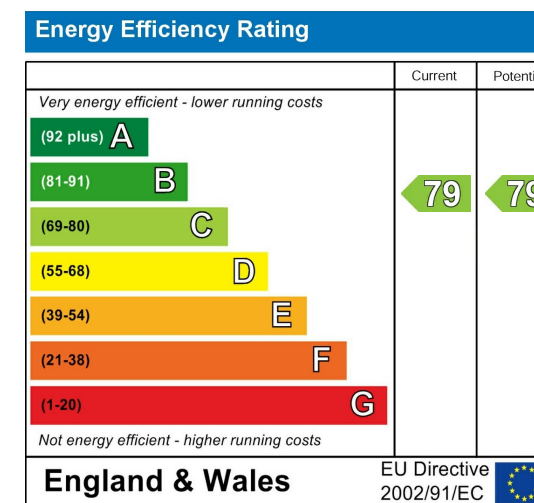
We understand the Service Charge is £595 half yearly Lease has 133 years remaining and Ground Rent £150 pa - please note that this information should be verified by solicitors.

Popular local attractions include pleasant walks and picnics along the Royal Military Canal. You can also visit the famous Romney Hythe and Dymchurch Steam railway. This popular town offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores, as well as a host of coffee and tea shops, bars and restaurants. Hythe also offers a wealth of recreational activities and sports clubs as well as several nearby golf courses. Folkestone West main line railway station is approximately 15 minutes away by car and offers fast services to London, St Pancras in just over approximately 50 minutes.



Tenure: Leasehold
Council Tax Band: A

- ONE BEDROOM 2ND FLOOR APARTMENT
- LOCATED IN HEART OF HYTHE HIGH STREET
- OPEN PLAN KITCHEN SITTING ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- SHOWER ROOM
- VIDEO ENTRY PHONE SYSTEM
- EPC RATING: C- COUNCIL TAX BAND A
- LEASEHOLD: 133 years remaining (To Be Confirmed)



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.