



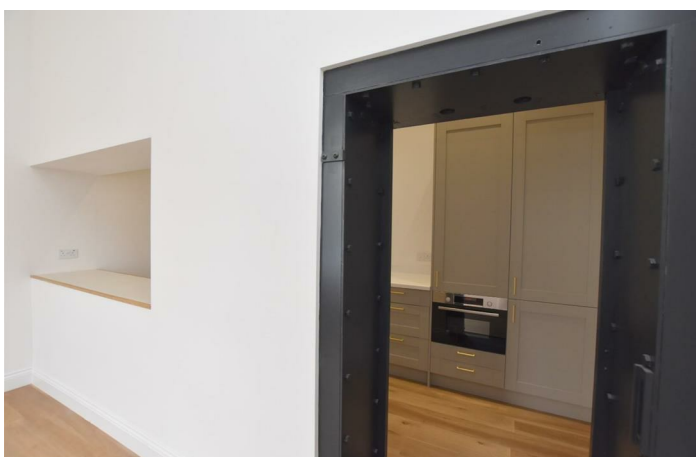
Flat 3, 2 Bank Street

Hythe CT21 5AL

- Prestigious Town Centre Development
 - High Quality Fixtures & Fittings
 - Open Plan Living Space
 - Double Bedroom & En Suite Shower
- High Ceilings & Feature Bespoke Windows
- Luxury Ground Floor Apartment
 - Former Lloyds Bank Site
 - Newly Fitted Kitchen
 - Engineered Oak Flooring
 - No Onward Chain

Asking Price £225,000 Leasehold - Share of Freehold





Mapps Estates are delighted to bring to the market this newly converted one bedroom ground floor apartment, one of three bespoke residences in the former Lloyds bank building on Hythe high street. The apartment has been finished to an exceptionally high standard throughout, boasting high ceilings, a contemporary fitted kitchen with Corian worktops and Bosch appliances, a spacious living room and bedroom with engineered oak flooring, and a luxury en suite shower room. There is also a private lock up storeroom in the basement. Being sold with no onward chain, an early viewing comes highly recommended.

Located on the corner of Bank Street and 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. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood, while grammar schools for both boys and girls are available in nearby Folkestone. 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.

Communal Entrance

Solid wood entrance door from Bank Street opening to a communal entrance hall, with gas meter cupboard, a back door to the bin store area, stairs down to the basement storage area (former bank vault), stairs up to flats 1 & 2, and private entrance to Flat 3.

Private Entrance Lobby

With solid wood entrance door, recessed downlighter, steps up and door opening to living/dining room.

Living/Dining Room 13'7 x 9'8

With feature high ceiling, newly-made bespoke arched sash window looking onto Bank Street, engineered oak flooring, two wall lights, large open hatch through to kitchen, radiator, open doorway with feature former vault surround leading through to kitchen.

Newly-Fitted Kitchen

With Corian worktops and upstands, inset stainless steel one and a half bowl sink with mixer tap over and drainer integral to worktop, four ring Bosch induction hob with Bosch electric oven under and Bosch combination microwave oven to side, matching range of fitted store cupboards and drawers, integrated Bosch fridge/freezer and dishwasher, recessed cupboard housing Ideal gas-fired combination boiler, extractor fan, consumer unit, recessed downlighters, wood effect vinyl flooring, radiator.

Bedroom 12'4 x 10'

With feature arched sash window looking onto Bank Street, high ceiling with recessed downlighters, storage area over shower room, engineered oak flooring, radiator, door to en suite shower room.

En Suite Shower Room 10'2 x 5'5

With large fully tiled shower cubicle with Grohe rainfall shower and separate hand-held shower attachment, Laufen wash hand basin with mixer tap, tiled splashback and fitted mirror with vanity lighting over, drawers under, space and plumbing for washing machine, WC with concealed cistern, extractor fan, recessed downlighters, chrome effect heated towel rail, tiled floor.

Agent's Note:

Please note, the furniture in some of the marketing photos are computer-generated and for illustration purposes only.

Annual Service Charge: £300.00 per annum.

Share of Freehold; no ground rent.





Ground Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



Total area: approx. 44.0 sq. metres (473.2 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
 Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.