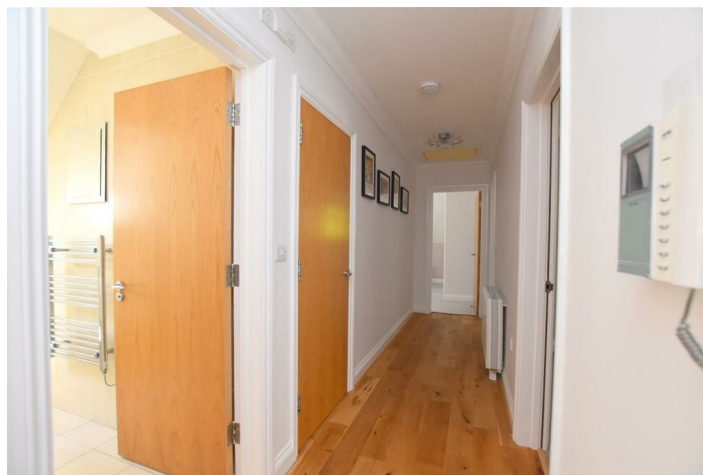




101 North Road Hythe CT21 4AS

- Luxury Top Floor Apartment
 - Hillside Location
- Modern Kitchen With Siemens Appliances
 - Second Bedroom & Shower Room
 - Allocated Parking Space
- Modern Gated Development
 - Open Plan Living Space
- Master Bedroom & En Suite
- Beautiful Communal Gardens
 - No Onward Chain

Guide Price £350,000 Leasehold - Share of Freehold





*** Price Guide: £350,000-£375,000 ***

Mapps Estates are delighted to bring to the market this well-presented two bedroom top floor apartment in a modern gated residential development on Hythe hillside and set in beautifully landscaped communal gardens. The well-appointed accommodation comprises a reception hall, shower room, a spacious master bedroom with a Juliet balcony and en suite bath and shower room, a second double bedroom with built-in wardrobe, and a generous open plan living space comprising sitting and dining areas, a recessed study area and a modern fitted kitchen with integrated Siemens appliances. The property would make an ideal coastal residence or holiday retreat, and comes with an allocated parking space; visitors' parking is also available. Being sold with the added advantage of no onward chain, an early viewing comes highly recommended.

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Located on Hythe hillside and within walking distance of the high street, with its excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. 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.

Ground Floor:

Communal Entrance

The front entrance opens to a corridor leading through to a central courtyard with secure access to stairs and a lift to all floors.

Second Floor:

Private Entrance Hall 19'6 x 3'10

With wooden entrance door and spyhole, video entry phone system, engineered wood flooring, built-in airing cupboard with pressurised hot water cylinder and shelf over, built-in utility cupboard with space and plumbing for washing machine and fitted hanging rail, coved ceiling, Dimplex electric radiator, loft hatch with fitted loft ladder (there is a loft light and the loft space has been part-boarded).

Shower Room 7'10 (max) x 6'8

With Velux window and fitted blind, quadrant shower cubicle with rainfall shower, wall-hung wash hand basin with mixer tap over, WC with concealed cistern and shelf over, shaver point, extractor fan, recessed downlighters, coved ceiling, tiled floor, fully tiled walls, electric chrome effect heated towel rail.

Bedroom 9'1 x 8'

With UPVC double glazed window and fitted blind, recessed double wardrobe with mirrored sliding doors, consumer units and hanging rail with shelf over, coved ceiling, Dimplex electric radiator.

Master Bedroom 17'8 x 13'6

With UPVC double glazed French doors with fitted blinds and opening to a glazed Juliet balcony looking onto trees and the garden below and with a distant sea glimpse, Velux window with fitted blind, bi-fold doors to shelved linen cupboard, fitted floor to ceiling double wardrobe with mirrored sliding doors, hanging rail and shelf over, access to eaves storage area, coved ceiling, Dimplex electric radiator, door to en suite bathroom.



En Suite Bathroom 8'6 x 7'8

With Velux window and fitted blind, bath set into tiled surround with mixer tap over, separate shower cubicle with rainfall shower, wall-hung wash hand basin with mixer tap over, WC with concealed cistern and shelf over, shaver point, extractor fan, recessed downlighters, coved ceiling, tiled floor, fully tiled walls, electric chrome effect heated towel rail.

Open Plan Living Space 26'5 x 18'3 (max points) co

Sitting/Dining Room

With UPVC double glazed dormer window enjoying an open outlook, recessed study area with Velux window and fitted blind over, fitted shelves, four wall lights, coved ceiling, two Dimplex electric radiators, open to fitted kitchen.

Modern Fitted Kitchen 10'6 x 7'8

With UPVC double glazed window, high quality kitchen comprising a range of wooden store

cupboards and drawers, wine rack, granite worktops and upstands with concealed lighting over, recessed stainless steel sink with mixer tap over and integral drainer to worktop, integrated Siemens appliances including a full size dishwasher and fridge/freezer, Siemens four ring electric ceramic hob with brushed stainless steel splashback and extractor over and double oven/grill under, recessed downlighters, coved ceiling, plinth fan heater, tiled floor.

Outside:

The development is accessed via secure electronic gates opening to the residents' parking area; the apartment has one allocated parking space and visitors' parking is also available. To the sides and rear are well-tended and beautifully landscaped communal gardens, the large south-facing garden being laid to lawn and surrounded by mature planted borders and trees providing a high degree of privacy. There is also an attractive garden pond.



Lease:

125 year lease from 2007 with Share of Freehold.

Service Charge:

TBC

Ground Rent:

N/A (share of freehold).





Second Floor


Approx. 84.5 sq. metres (909.5 sq. feet)



Total area: approx. 84.5 sq. metres (909.5 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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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.