



## Sir John Moore Avenue

Hythe CT21 5DA

- Modern First Floor Apartment
  - Immaculately Presented
  - Modern Fitted Kitchen
    - Luxury Bathroom
  - Close To Amenities
- Handsome Period Building
  - Open Plan Living Space
  - Two Double Bedrooms
    - Sea Views

**Asking Price £53,750 Leasehold**







Mapps Estates are delighted to bring to the market this immaculately presented first floor two bedroom apartment located in central Hythe and within walking distance of Sainsbury's and the high street. It is believed that the building was originally constructed for the military in 1893, but has in more recent years been converted into a block of contemporary apartments. The current owner is selling a 25% share in the property for £53,750 but the apartment can be bought with full ownership if required at £215,000 (administration charges would apply; please contact the agent for more details). The accommodation comprises a welcoming reception hall with ample built-in storage cupboards, an open plan living/dining room with a modern fitted kitchen, two double bedrooms and a luxury bathroom. There are also communal gardens to the rear. An early viewing comes highly recommended.

Located conveniently within walking distance of 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.

#### **Ground Floor:**

##### **Communal Entrance Hall**

With stairs to first floor.

#### **First Floor:**

##### **Private Entrance Hall 17'7 x 5'7**

With composite entrance door with double glazed upper panels, video entry phone, cupboard housing wall-mounted Glow Worm gas-fired combination boiler, cloaks cupboard with double hanging rail and consumer unit, additional shelved store cupboard, heating thermostat, coved ceiling, radiator.

### **Open Plan Living Space 16'5 x 12'6**

Comprising a living/dining area with a front aspect UPVC double glazed sash window enjoying a view of the surrounding area and distant sea views across the bay to Dungeness, coved ceiling, two radiators, opening to a modern fitted kitchen with a matching range of matt grey store cupboards and drawers, wood effect rolltop work surfaces with tiled splashbacks and concealed lighting over, inset one and a half bowl stainless steel sink/drainers with mixer tap over, four ring gas hob with extractor canopy over and recently fitted electric oven under, space and plumbing for washing machine and dishwasher, space for fridge/freezer, recessed downlighters, vinyl tiled flooring.

### **Bedroom 12'6 x 10'10**

With front aspect UPVC double glazed sash window enjoying a view of the local area and distant sea glimpses, coved ceiling, radiator.

### **Bedroom 12'6 x 10'6 (max points)**

With front aspect UPVC double glazed sash window enjoying a view of the local area and distant sea glimpses, coved ceiling, radiator.

### **Bathroom 8'1 x 5'8**

A modern white suite comprising a bath with mixer tap, wall-mounted rainfall shower, separate

handheld shower attachment and folding shower screen over, tiled walls over bath, wash hand basin with mixer tap and tiled splashback over and white gloss finish drawer under, fitted bathroom mirror with integral lighting, WC, chrome effect heated towel rail, tiled floor, recessed downlighters, extractor fan.

### **Outside:**

There is communal garden and terrace to the rear of the building with a bike store, and a bin store to the side.

### **Lease:**

We have been advised by the owner that there is a 125 year lease from 1st January 2015.

Rent Payable with 25% shared ownership: £420.42 per month

Service Charge: £112.01 per month








TOTAL APPROX. FLOOR AREA 617 SQ.FT. (57.3 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.  
 Made with Metropix ©2017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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 	

**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
<http://www.mappsestates.co.uk>

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.