



## Palmer Drive

Hythe CT21 6FE

- Modern First Floor Apartment
- Modern Open Plan Living Space
  - Generous Bathroom
  - Allocated Parking Space
- Two Double Bedrooms
  - Fitted Kitchen
- Well Presented Throughout
- Level Walking Distance To Town & Seafront

**Asking Price £247,500 Leasehold**





Mapps Estates are delighted to bring to the market this modern, very well presented two bedroom first floor apartment, part of a tucked-away modern development between the seafront and high street. The accommodation comprises a reception hall, an open plan living/dining room and fitted kitchen, two double bedrooms and a bathroom. Benefits include a gas-fired central heating system, UPVC double glazed windows and a heat recovery air ventilation system. The apartment also benefits from a shared courtyard and bike store to the rear and one allocated parking space. An early viewing comes highly recommended.

Located conveniently within level walking distance of Hythe's seafront, the Royal Military Canal and the town centre itself. Here you will find an 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. 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 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

### **Ground Floor:**

#### **Communal Entrance**

With stairs to first floor.

### **First Floor:**

#### **Private Reception Hall 9'9 x 4'10**

With entrance door, built-in cloaks cupboard with fitted shelving, entry phone, heating thermostat, consumer unit, dado rail, coved ceiling, radiator.

#### **Open Plan Living Space 29'6 x 19'6 (max points)**

#### **Living/Dining Room**

With UPVC double glazed window with open outlook, UPVC frosted double glazed window, ceiling air vent, coved ceiling, two radiators, opening to kitchen.



### Fitted Kitchen

With UPVC double glazed window with view towards Hythe hillside, range of matching store cupboards and drawers, roll top work surfaces with tiled splashbacks, inset one and a half bowl sink/drainers with mixer tap over, four ring gas hob with extractor canopy over and electric oven under, space for fridge/freezer, space and plumbing for washing machine, cupboard housing wall-mounted Potterton gas-fired combination boiler, wood effect vinyl flooring, recessed downlighters, ceiling air vent.

### Bedroom 15'11 x 10'2 (max points)

With UPVC double glazed window, loft hatch, coved ceiling, ceiling air vent, radiator.

### Bedroom 11'8 x 10'11 (max points)

With UPVC frosted double glazed window, wood effect flooring, coved ceiling, radiator.

### Bathroom

With UPVC frosted double glazed window, white suite comprising panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin with mixer tap over, WC, cupboard housing the 'Whole Home Ventilation

Heat Recovery System' and with fitted shelving, heated towel rail, recessed downlighters, ceiling air vent, wood effect vinyl flooring.

### Outside:

Communal paved courtyard to rear with bike store; one allocated parking space.

### Lease:

We have been advised there are 112 years remaining.

### Service Charge & Ground Rent:

We have been advised the service charge is £213.00 per month.

Ground Rent £150.00 per annum.





NOT TO SCALE - FOR LAYOUT PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.9 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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.