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49 High Street, Hythe, Kent CT21 5AD



9 CAPTAINS COURT, STADE STREET, HYTHE

£165,000 Leasehold

This ground floor apartment offers smartly presented one bedroom accommodation and sitting room with door leading directly to the rear gardens, fitted kitchen and shower room. The apartment is part of a highly regarded retirement development with house manager, close to the beach and a relatively short & level walk from the town centre. Other benefits include lift access, communal sitting room, games room and conservatory, laundry room, guest suite, gardens & parking.



9 Captains Court Stade Street Hythe CT21 6ED

**Entrance Hall, Sitting/Dining Room
Kitchen, Bedroom, Shower Room**

**Residents Sitting Room, Dining/Games Room, Conservatory
Laundry Room, Guest Suite, Gardens & Parking**

SITUATION

Stade Street is a particularly sought after residential location on level ground, to the south of the Royal Military Canal, moments from the seafront and a short, level walk to the medical centre, library, thriving Age UK (at the end of the road), 4 supermarkets (including Waitrose, Aldi and Sainsburys) and the bustling High Street with range of independent shops, boutiques and restaurants. There is a selection of sports and leisure facilities in the vicinity including 2 swimming pools within ¼ of a mile, tennis, bowls, water sports, etc. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 4 miles distant, the Channel Tunnel Terminal 5 miles and a mainline railway station at Saltwood (Sandling) just over 2.5 miles away. High Speed trains to London St Pancras are available from both Ashford (14.5 miles) and Folkestone (Central and West).

DESCRIPTION

This well presented, ground floor retirement apartment forms part of a highly regarded development which is well positioned just moments from the seafront and a short walk from the town centre. The accommodation, which includes an entrance hall, sitting/dining room (with patio door opening to the rear gardens), smartly fitted kitchen, double bedroom (with fitted wardrobe) and a modern shower room and is well presented throughout.

Captains Court is well equipped with a generous reception area, residents communal sitting room, dining/games room and conservatory. There is a guest suite, laundry room for the use of residents, attractive and well maintained communal gardens and residents parking to the rear of the building. There is also an onsite warden to assist residents if required **and emergency pull cords in every room.**

The accommodation comprises:

COMMUNAL ENTRANCE HALL

With entryphone system.

ENTRANCE HALL

Entered via a panelled door, coved ceiling, access to deep shelved storage cupboard with a cupboard housing water tank and factory lagged hot water cylinder, doors to:





SITTING/DINING ROOM

Attractive fireplace surround with marble insert and hearth, coved ceiling, double glazed door with double glaze tilt and turn window to side opening to the communal gardens, pair of wall lights, Dimplex electric heater and archway to:

KITCHEN

Range of based cupboards and drawer units incorporating recesses with under the counter fridge and freezer, rolltop worktops inset with stainless steel sink and drainer unit, tiled splashbacks, Indesit electric cooker, range of coordinating wall cupboards with lighting beneath, extractor hood above the hob, coved ceiling.

BEDROOM

Range of fitted wardrobe cupboards concealed behind smoked mirror folding doors, double glazed tilt and turn window overlooking the communal gardens, wall mounted Dimplex heater, wall light point.

SHOWER ROOM

Fitted with a contemporary suite comprising a twin size shower enclosure with a Galaxy wall mounted shower, close coupled wc, winged wash basin with mixer tap, vanity cupboard below and mirror above, tiled walls, extractor fan, coved ceiling, heated electric towel rail, wall mounted Dimplex electric heater.

OUTSIDE

To the rear of the property is a small paved area overlooking the communal gardens.

OUTGOINGS as informed by the vendor, information to be verified between solicitors.

Ground rent £313.52 per annum
Service charge £1,999.00 per annum
Lease TBC

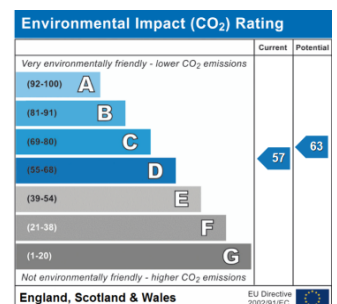
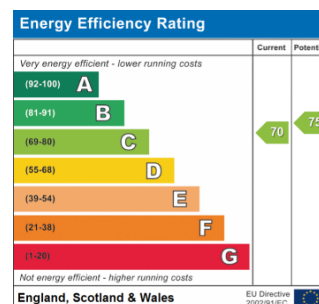
Age Restriction: Minimum age for occupants/owners is 55.

COUNCIL TAX

Band B approx £1388 (2018/19) Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

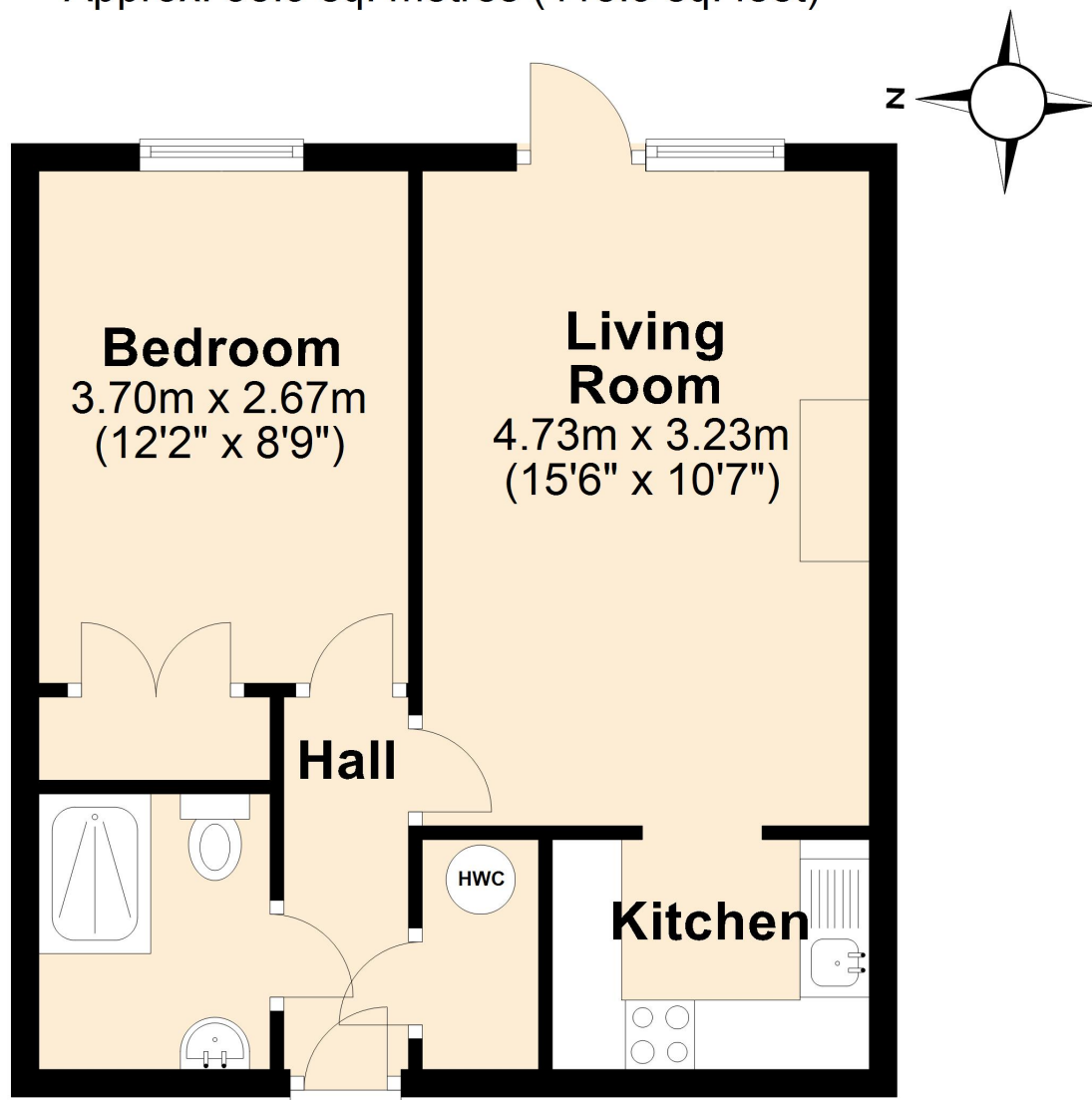


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Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 38.9 sq. metres (418.9 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.