

Chartered
Surveyors



Valuers
Letting Agents
Estate Agents

49 High Street, Hythe, Kent CT21 5AD



44 CAPTAINS COURT STADE STREET, HYTHE

£249,500 Leasehold

An impeccably presented 3rd floor, 2 bedroom retirement apartment, with a balcony looking out to sea. The apartment is situated at the front of the building from where it commands views of the sea from each of the principal rooms. The apartment is part of a highly regarded warden assisted development, close to the beach and a relatively short & level walk from the town centre. Other benefits include lift access, communal sitting room, games room & conservatory, laundry room, guest suite, gardens and parking.

www.lawrenceandco.co.uk



Tel: 01303 266022

email: findahome@lawrenceandco.co.uk

44 CAPTAINS COURT STADE STREET HYTHE CT21 6ED

**Entrance Hall, Sitting/Dining Room with Balcony & Sea Views,
Kitchen, 2 Bedrooms, Shower Room & separate WC.**

**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 recently decorated, third floor retirement apartment, served by a lift, forms part of a highly regarded development which is well positioned moments from the seafront and a short walk from the town centre. The property is arguably the best in the development with the principal living space enjoying a south westerly aspect to sea and opening onto a generous balcony with sea views and also views back up to the hills behind Hythe. Each of the bedrooms and the kitchen face south and also enjoy views of the sea. The accommodation is comfortably proportioned, benefits from ample storage and comprises a sitting/dining room, kitchen, 2 double bedrooms, a shower room and a separate w.c. There is also a fold down ladder giving access to a large attic space which is partially floored.

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

Entry-phone system. Stairs and lift to 3rd floor landing, door to:

ENTRANCE HALL

Coved ceiling, access to loft space, access to deep, shelved storage cupboard housing factory-lagged hot water cylinder and equipped with automatic light, wall mounted Dimplex electric heater, doors to:

SITTING/DINING ROOM

Arranged in two defined sections, the first area is utilised as the Dining area with Adam-style fireplace surround with electric fire and marble hearth, wall light points, coved ceiling, Dimplex electric heater, open plan to Sitting area with wall light point, coved ceiling, uPVC and double glazed door with uPVC and double glazed tilt-and-turn window to side, opening to BALCONY and enjoying views of the sea beyond, wall mounted Dimplex electric heater, archway to kitchen.

BALCONY

A generously sized balcony enclosed by glazed balustrade, set beneath a vaulted roofline and from where superb views of the sea can be enjoyed and to the right, views of the hills to the west of Hythe. (NB The previous occupant has also paid for the balcony to be refurbished under the property maintenance plan).

KITCHEN

Range of base cupboard and drawer units incorporating recesses with under the counter 'fridge and freezer, roll top granite-effect worktops with inset 4-burner halogen hob and stainless steel sink and drainer unit with mixer tap, tiled splashbacks, range of coordinating wall cupboards with lighting beneath, extractor hood above hob, integrated eye level electric oven/grill, space for microwave, coved ceiling, deep window sill with uPVC and double glazed tilt-and-turn window with winder handle and enjoying views to the sea.

BEDROOM 1

Range of fitted wardrobe cupboards concealed behind smoked mirrored folding doors, uPVC and double glazed tilt-and-turn window enjoying views to the sea, wall mounted Dimplex electric heater, wall light point.

BEDROOM 2

Range of fitted wardrobe cupboards concealed behind smoked mirrored folding

doors, uPVC and double glazed tilt-and-turn window enjoying views to the sea, wall mounted Dimplex electric heater, wall light point.

SHOWER ROOM

It has recently been refurbished and includes a shower enclosure with thermostatically controlled mains-fed shower, low level WC with concealed cistern and vanity cupboard to side with work surface above inset with winged wash basin and mixer tap, mirror behind, tiled walls, coved ceiling, extractor fan, heated electric towel rail, wall mounted Dimplex electric heater.

SEPARATE WC

Low level WC, wash basin, coved ceiling, extractor fan.

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

Ground rent – £100.77 per quarter
Service charge – £534.72 per quarter
Lease – Remainder of 100 year lease which commenced in 1994

COUNCIL TAX

Band D – approx £1644 pa (2016/17)
Shepway District Council.

VIEWING

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.





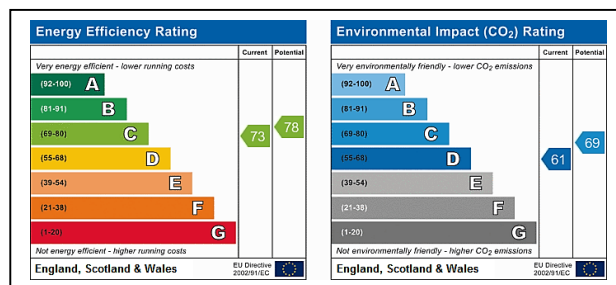
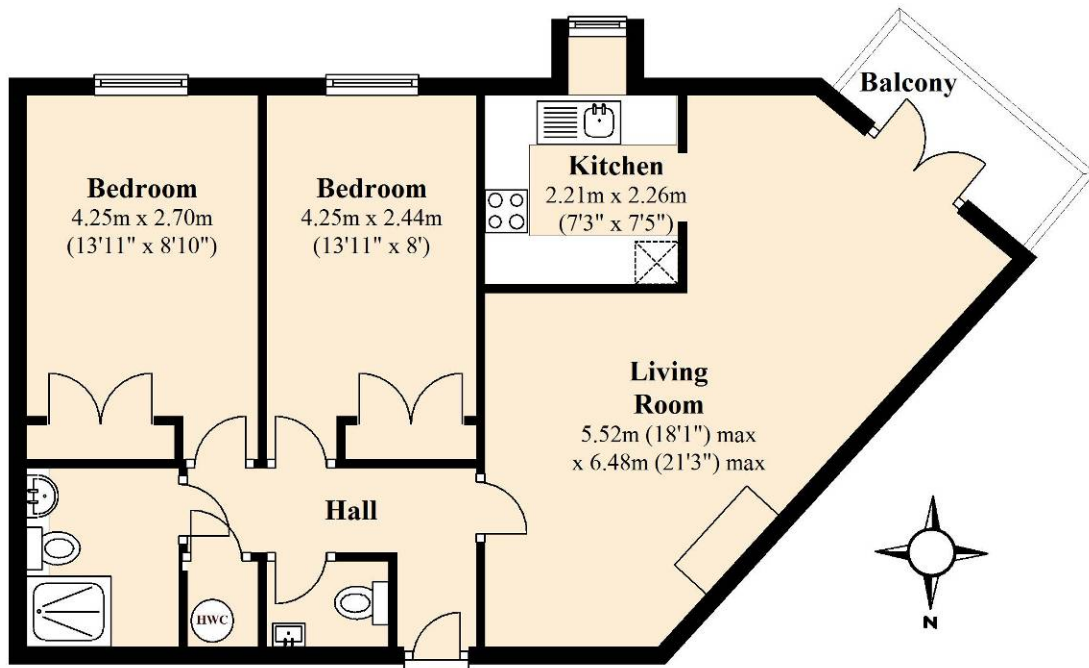


RESIDENT'S COMMUNAL LIVING AREAS



Third Floor

Approx. 63.0 sq. metres (678.6 sq. feet)



Total area: approx. 63.0 sq. metres (678.6 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.