



Romney Way

Hythe CT21 6PQ

- Spacious Second Floor Apartment
 - Two Double Bedrooms
 - Modern Fitted Kitchen
- Fitted Wardrobes To Both Bedrooms
 - Communal Gardens
- Well-Maintained Purpose-Built Block
 - Large Lounge/Diner
 - Bathroom
- Stunning Hillside Views
 - Garage En Bloc

Guide Price £200,000-£220,000 Leasehold - Share of Freehold





****GUIDE PRICE £200,000 - £220,000****

Mapps Estates are delighted to bring to the market this well presented two bedroom second floor flat commanding stunning views of the surrounding hillside. The apartment is one of twelve in this well-maintained purpose-built block and comes with a long lease and a share of the freehold; the service charge covers a comprehensive range of benefits to the residents. The generous and well-proportioned accommodation on offer comprises a reception hall, a spacious lounge/diner enjoying a panoramic view, a modern fitted kitchen and bathroom, and two double bedrooms both with fitted double wardrobes. The apartment also comes with a garage en bloc. An early viewing comes highly recommended.

Located to the western side of the town in a popular residential area offering a newsagents and selection of takeaway shops close by. Regular bus services run along the Dymchurch Road giving access to the town centre which offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The Royal Military Canal also runs through the town and offers pleasant walks. Doctors' surgeries, dentists and library are just off the town centre. Hythe also boasts an unspoilt promenade. Primary schooling is available in nearby Palmars with secondary schooling being available in nearby Saltwood and Folkestone. 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 (approximately 15 minutes' drive by car) giving high speed services to London, St. Pancras in approximately 50 minutes.

Ground Floor:

Communal Entrance

With UPVC double glazed front entrance door, communal hallway and stairs to all floors.

Second Floor:

Front Entrance

With a built-in store cupboard to one side housing gas, electric and water meters, recently fitted front door opening to entrance lobby with door opening to reception hall.

Reception Hall

With built-in airing cupboard housing hot water cylinder with fitted shelving, built-in store cupboard with fitted shelves and consumer unit, heating thermostat.

Lounge/Diner 23'2 x 11'5

A large room comprising a lounge area with front and side aspect UPVC double glazed windows enjoying a panoramic view of the surrounding hillside, coved ceiling and radiator, dining area with side aspect UPVC double glazed window, coved ceiling, radiator, opening through to kitchen.

Kitchen 11'11 x 8'4

With recently fitted skylight window over, range of fitted wooden store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainage with mixer tap over, gas cooker with extractor canopy over, space for fridge/freezer, space and plumbing for washing machine, built-in double store cupboard housing floor-mounted Potterton gas-fired boiler and with fitted shelving, tile effect vinyl flooring, coved ceiling.

Bedroom 12'7 x 11'3

With front aspect UPVC double glazed window with hillside view, fitted double wardrobe with sliding doors, coved ceiling, radiator.

Bedroom 11'3 x 8'1

With front aspect UPVC double glazed window with hillside view, fitted double wardrobe with sliding doors, coved ceiling, ceiling rose, radiator.

Bathroom

With recently fitted skylight window over, panelled bath with mixer tap, wall-mounted shower attachment and shower screen over, wall-hung wash hand basin, WC, chrome effect heated towel rail, extractor fan, part-tiled walls and tiled floor.

Garage 18' x 8'11

With up and over garage door.

Lease:

We have been advised there is the remainder of a 999 year lease from 1999; share of freehold so there is no ground rent payable.

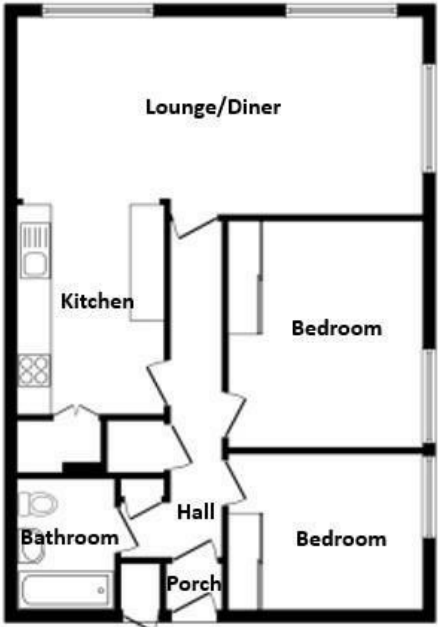
Service Charge:

We have been advised there is a service charge of £90.00 per calendar month; this comes with a large range of benefits such as Full Buildings insurance, managing agent employed, all building maintenance, window cleaning, gardener, communal area cleaner, wheelie bin rental and cleaning and communal electric.

Agent's Note:

Please note, we have been advised that there is a strict no pets policy at Lukin House. Also, the apartments are all owner-occupied; it is not permitted to let the flats in any way.





Floor Area - Approx 787 sq.ft / 73.2 sq.m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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.