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**LAWRENCE & Co**  
- of Hythe -

Valuers  
Letting Agents  
Estate Agents

49 High Street, Hythe, Kent CT21 5AD



## **40 CAPTAINS COURT STADE STREET, HYTHE**

**£165,000 Leasehold**

A light and airy, 3<sup>rd</sup> floor, 2 bedroom retirement apartment situated at the rear of the building from where it commands superb views of Hythe's picturesque hillside from almost every room. The apartment is part of a highly regarded retirement development with house manager, close to the beach and a relatively short and level walk from the town centre. Other benefits include lift access, communal sitting room, games room and conservatory, laundry room, guest suite, gardens and parking.



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# 40 Captains Court Stade Street Hythe CT21 6ED

**Entrance Hall, Sitting Room, Kitchen  
2 Bedrooms, 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, third floor retirement apartment, served by a lift, 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 property enjoys a magnificent open aspect from the rear of the building with lovely views from almost every room over Hythe's picturesque hillside and of St Leonard's Church. There are also two porthole windows facing east with views towards The Hotel Imperial. The accommodation, which includes an entrance hall with a plethora of storage cupboards, a sitting/dining room, smartly fitted kitchen, 2 double bedrooms (each with wardrobes) and a modern shower room, is well presented throughout. All carpets, curtains and blinds are included in the sale.

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:

### **ENTRANCE HALL**

Entered via a panelled door, coved ceiling, access to loft space, door to deep recessed storage cupboard with hanging rail and shelf, further shelved storage cupboard, further

walk-in, part shelved storage cupboard with automatic light and built-in heated linen cupboard housing water tank and factory lagged hot water cylinder (also fitted with automatic light), electric heater, doors to:



## SITTING ROOM

Attractive fireplace surround with marble insert and hearth, coved ceiling, uPVC and double glazed porthole window to side enjoying views over the playing fields and to the hotel Imperial in the distance, further double glazed window to rear enjoying pleasant views of Hythe's picturesque hillside and of St Leonards Church, electric heater, archway to:

## KITCHEN

Well fitted with a comprehensive range of contemporary base cupboard and drawer units incorporating integrated double oven/grill with roll top timber effect work surfaces inset with 1½ bowl stainless steel sink and drainer unit with mixer tap and 4-burner Halogen hob, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath and extractor hood above the hob, integrated fridge and freezer, coved ceiling, uPVC and double glazed porthole window to side enjoying pleasant views over the playing fields and the hotel Imperial in the distance.

## BEDROOM 1

Coved ceiling, built-in wardrobe cupboard concealed by smoked folding mirrored doors, double glazed window to rear enjoying pleasant views over Hythe's picturesque hillside and of St Leonards Church in the distance, wall light point, electric heater.

## BEDROOM 2

Coved ceiling, built-in wardrobe cupboard concealed by smoked folding mirrored doors, double glazed window to rear enjoying pleasant views over Hythe's picturesque hillside and of St Leonards Church in the distance, wall light point, electric heater.

## SHOWER ROOM

Fitted with a contemporary suite comprising twin size shower enclosure with Mira wall mounted shower, close coupled wc, pedestal wash basin, tiled floor, tiled walls, coved ceiling, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail and wall mounted heater.

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

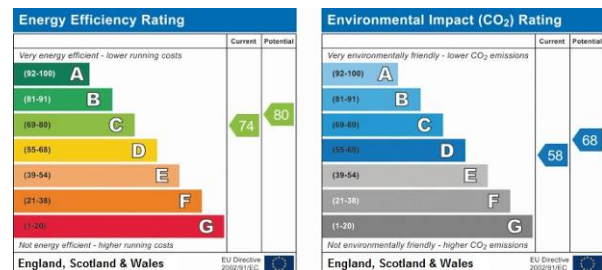
**Ground rent** – £100.77 per quarter  
**Service charge** – £534.72 per quarter  
**Lease** – Remainder of 100 year lease which commenced in 1994

## COUNCIL TAX

Band C – approx £1462 (2016/17) Shepway District Council.

## VIEWING

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



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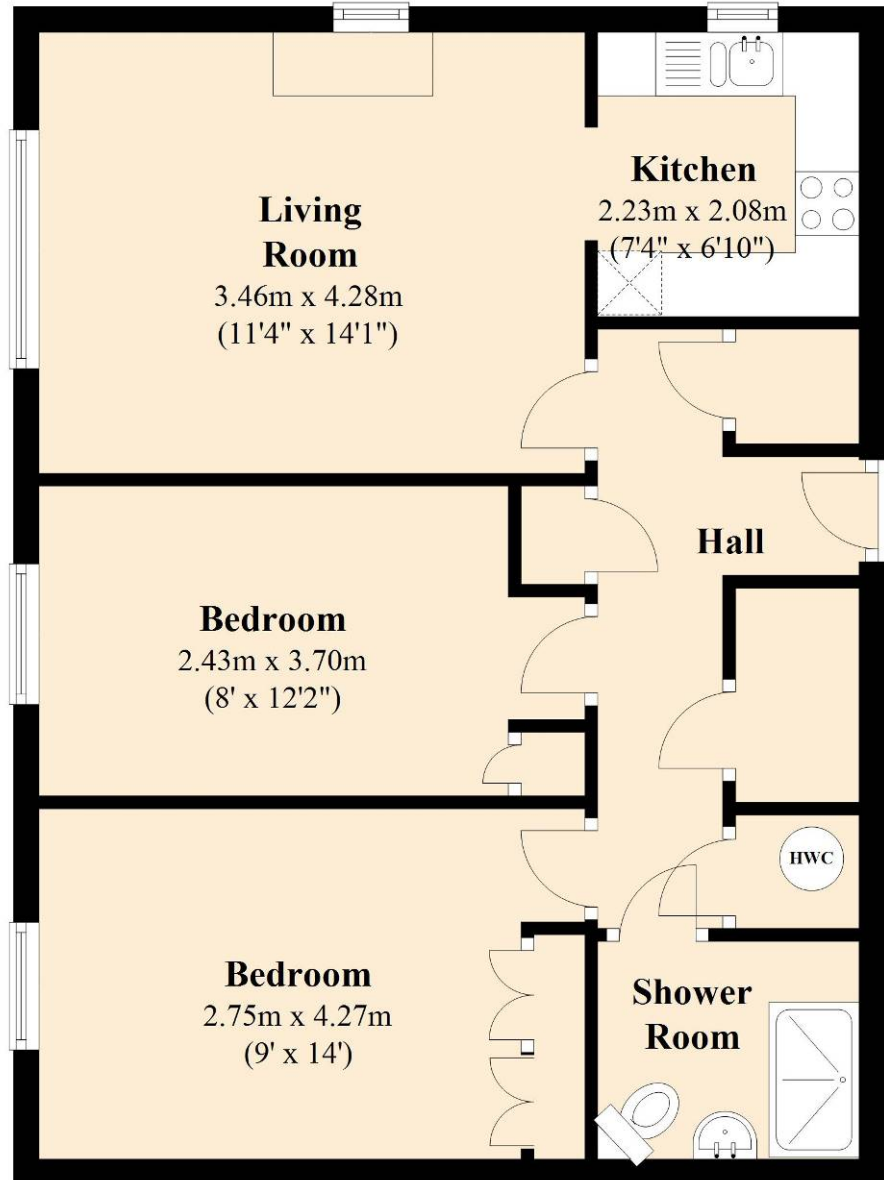
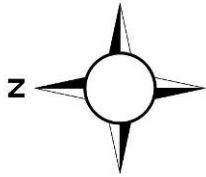


RESIDENTS COMMUNAL AREAS



## Third Floor

Approx. 56.8 sq. metres (611.8 sq. feet)



Total area: approx. 56.8 sq. metres (611.8 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.