



49 High Street, Hythe, Kent CT21 5AD



**APARTMENT 1 TURNER COURT,
14 HOPKINS WAY, HYTHE**

**£240,000 Leasehold
NO ONWARD CHAIN**

A stunning ground floor apartment in a sought after new development within a short drive of Hythe town centre. The accommodation comprises an entrance hall, a well appointed kitchen/dining/living area, 2 double bedrooms (one with ensuite shower room) and a bathroom. Allocated parking space. EPC B.



Apartment 1 Turner Court, 14 Hopkins Way, Martello Lakes, Hythe CT21 4FB

**Entrance Hall, Open Plan Kitchen/Dining/Living Space, Utility Cupboard,
Two Double Bedrooms (One With En-Suite Shower Room), Bathroom,
Allocated Parking Space & Visitor Parking**

DESCRIPTION

This stunning ground floor apartment forms part of a highly regarded, new development on the outskirts of Hythe. The building is set within delightful landscaped gardens, centred around a picturesque lake. The property is well catered for with a car park where the apartment benefits from one allocated parking space and the use of visitors parking bays.

The apartment itself has been finished to a high specification and offers bright and airy accommodation which is beautifully presented throughout. This includes an entrance hall, a spacious open plan kitchen/dining/living area, a well appointed kitchen with all the usual integrated appliances, two double bedrooms (one with en-suite shower) and a bathroom.

The property also benefits from an NHBC warranty.

SITUATION

The property is situated in a desirable residential location approximately two miles to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entry phone system, door giving access to parking to rear of the building where the property benefits from an allocated parking space numbered 251, door to:

ENTRANCE HALL

Timber effect flooring, access to deep storage cupboard, further storage cupboard, cupboard with freestanding Zanussi washer/dryer and wall mounted logic combination boiler, radiator, doors to:



OPEN PLAN KITCHEN/DINING/LIVING SPACE

A generous space with the kitchen to one end incorporating a range of base cupboard and drawer units incorporating integrated Zanussi dishwasher and electric oven, square edged wood effect worktops inset with stainless steel sink and drainer unit with mixer tap and hot water tap, four burner gas hob with coloured glass splashback and stainless steel and illuminated extractor hood, coordinating wall cupboards with concealed lighting beneath, integrated fridge and freezer, timber effect flooring throughout, double glazed windows to front and rear, radiators.

BEDROOM

Built-in wardrobe cupboard, double glazed window to front enjoying a pleasant open aspect between buildings to The Roughs, radiator, door to:

EN-SUITE SHOWER ROOM

Twin sized tile shower enclosure with thermostatically controlled shower, low level WC with concealed cistern, wash basin with mixer tap, vanity cupboard, extractor fan, radiator.

BEDROOM

Recess for wardrobe fitted with hanging rail, double glazed window to front enjoying a pleasant open aspect between buildings to The Roughs, radiator.

BATHROOM

Panelled bath fitted with mixer tap with a tiled surround, low level WC with concealed cistern, wash basin with mixer tap, vanity cupboard, extractor fan, obscured double glazed window to rear, radiator.

LEASE

We are advised that there is the remainder of a 999 Year lease.

SERVICE CHARGE

We are advised that the service charge is £1541.17 per annum.

ESTATE CHARGE

We are advised that the estate charge is £250.80 per annum.

EPC Rating Band B

COUNCIL TAX

Band C approx. £2044.14 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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Turner Court, Hythe, CT21

Approximate Gross Internal Area = 63.5 sq m / 683 sq ft

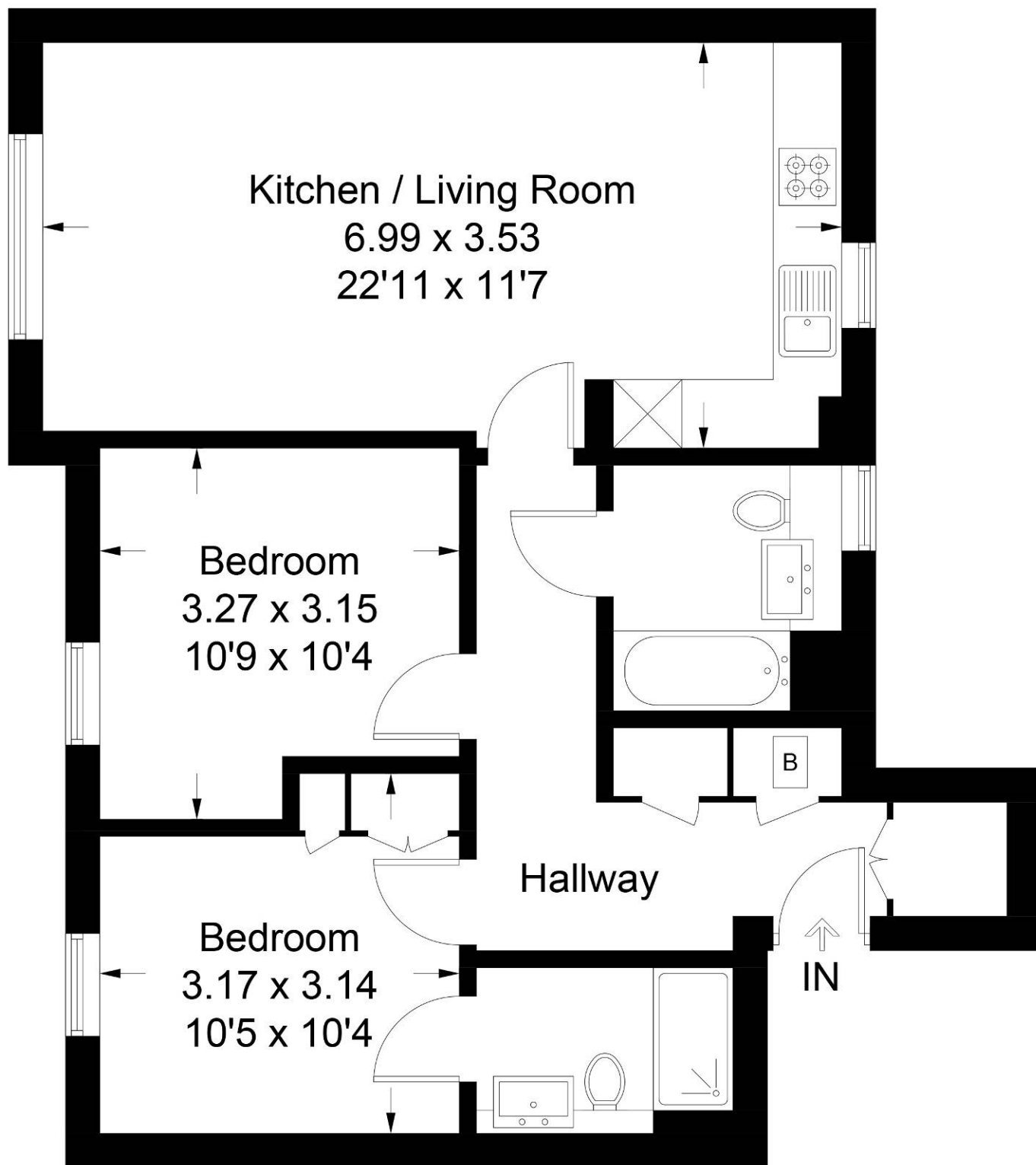


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