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49 High Street, Hythe, Kent CT21 5AD



19 HOMEPEAK HOUSE BARTHOLOMEW STREET, HYTHE

£70,000 Leasehold
NO ONWARD CHAIN

A first floor one bedroom retirement apartment in a prime central location, a short walk from the high street and benefiting from a long lease. House Manager, Careline Alarm Service, Lift, communal gardens, residents lounge, laundry room and guest suite, residents parking. EPC C.



19 Homepeak House Bartholomew Street Hythe CT21 5BB

**Communal Entrance Hall Stairs, Lift and Entry Phone
Entrance Hall, Sitting Room, Kitchen, Bedroom, Bathroom
Communal Gardens and Parking**

DESCRIPTION

Forming part of Homepeak House, a well regarded retirement development, Flat 19 is well positioned within the building being on the first floor at the rear of the building from where it overlooks the pretty communal gardens. The property is offered for sale with vacant possession.

The comfortable accommodation includes an entrance hall with a large storage cupboard, sitting room with bay window overlooking the garden and with an archway to the kitchen. There is a double bedroom with built in wardrobes and a bathroom. The property benefits from newly installed high efficiency electric heaters and windows.

Residents at Homepeak House enjoy the use of a residents lounge and associated kitchen, laundry room and guest suite. The whole site is accessible by wheelchair. Weekly Social activities organised by social club. New residents accepted from 60 years of age. Both cats & dogs generally accepted (subject to terms of lease and landlord permission).

SITUATION

Bartholomew Street is situated within the desirable Conservation Area of the town, just behind the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsburys and Aldi), doctors surgeries, etc.

The attractive, unspoilt seafront and picturesque Royal Military Canal are a short walk away together with a variety of sports and leisure facilities, including 2 golf courses, swimming pool, cricket, squash, bowls and lawn tennis clubs together with the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 2 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)

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The accommodation comprises:

COMMUNAL ENTRANCE HALL

With entry phone system and lift and stairs rising to all floors.

FIRST FLOOR LANDING

Private door to:-

ENTRANCE HALL

Entered via a timber panelled door, coved ceiling, access to shelved storage cupboard with automatic light and housing water tank, doors to:-

SITTING ROOM

Coved ceiling, wall light points, bay with double glazed windows to rear overlooking the gardens, electric heater, archway to:-

KITCHEN

Base cupboard and drawer units incorporating space and provision for freestanding cooker, rolltop worksurfaces inset with stainless steel sink and drainer unit, coordinating wall cupboards and shelving, localised tiling, coved ceiling, extractor fan.

BEDROOM

Built-in wardrobe cupboards, wall light point, coved ceiling, double glazed window to rear overlooking the gardens, electric heater.

BATHROOM

Panelled bath, low-level WC, wash basin set into worktop with vanity cupboard below, tiled walls, coved ceiling, extractor fan, wall mounted electric heater.

RESIDENT S LOUNGE

A generous space with ornamental fireplace surround, wall light points, coved ceiling, ample seating, television, timber framed and double glazed window and door facing south and opening to a paved terrace to the front of the building, storage heater, door to **resident s kitchen** with base cupboards and work surface inset with stainless steel sink and drainer unit, tiled splashbacks and range

of coordinating wall cupboards, double glazed window to front.

OUTSIDE

Communal Gardens and Resident s Parking Area.

LEASE DETAILS

Remainder of 139 year lease from circa 1987.

AGE RESTRICTIONS

Minimum age for occupants/owners is 60 years (for couples the spouse/partner must be 55+ years).

OUTGOINGS

SERVICE CHARGE

Approx £2528.94 per annum which we understand includes the buildings insurance, 24 hour emergency call system, House Manager, door entry system, lift, laundry room facilities, water and sewerage, maintenance of grounds and building, cleaning of communal areas.

GROUND RENT

Approx £439.84 per annum.

AGENTS NOTE

Prospective purchasers will need to be interviewed by the House Manager before a sale can proceed.

EPC RATING Band C.

COUNCIL TAX

Band B approx £1,708.80 (2023/24)
Shepway District Council.

VIEWING

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





Homepeak House, Hythe, CT21

Approximate Gross Internal Area
40.8 sq m / 439 sq ft

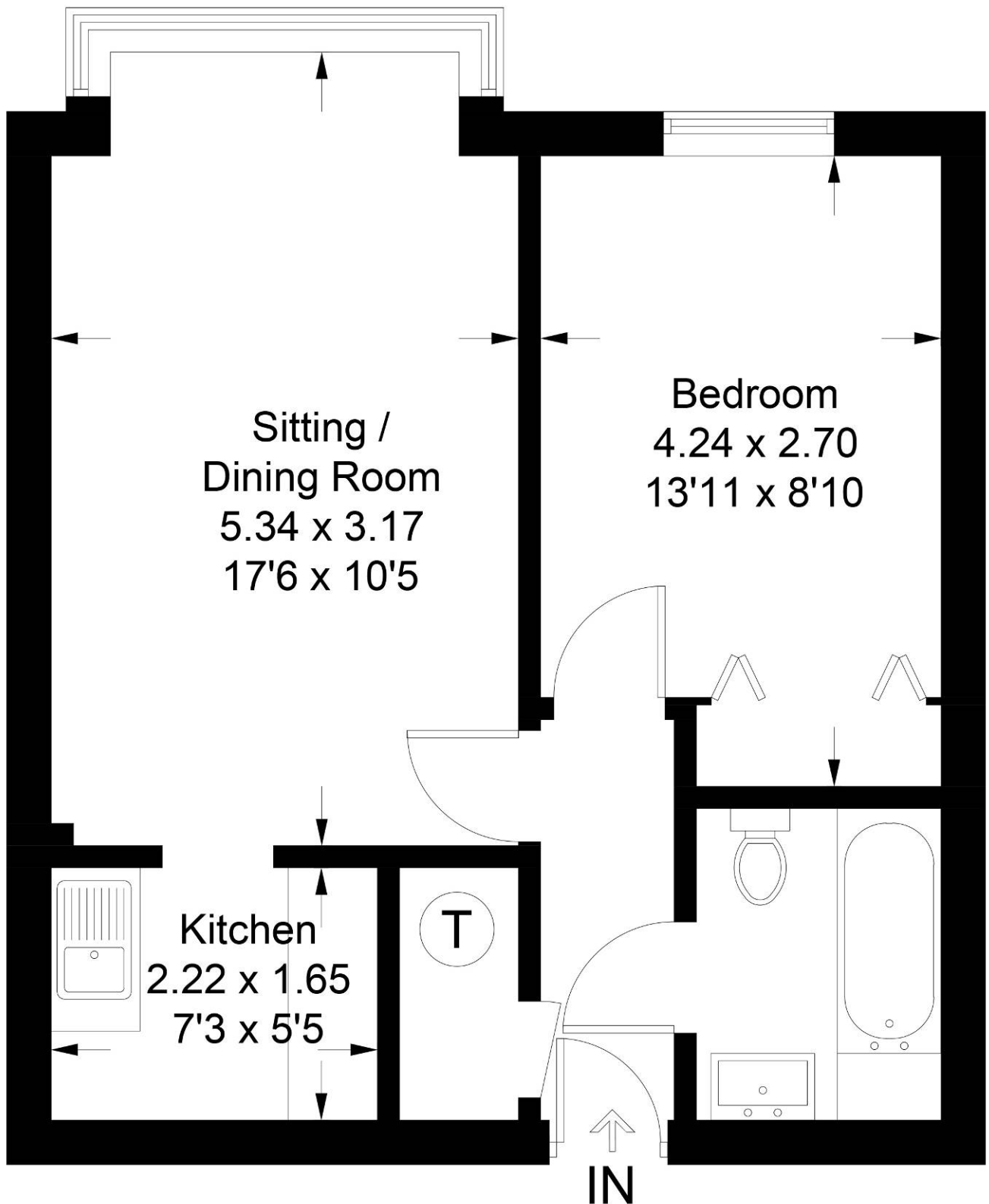


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