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49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



12 HOMEPEAK HOUSE BARTHOLOMEW STREET, HYTHE

£75,000 Leasehold

A one bedroom first floor retirement in flat within this well regarded building which enjoys a convenient situation in close proximity to the centre of the town. It has recently benefitted from replacement double glazing and also enjoys a modern kitchen. Residents lounge, laundry room, guest suite. EPC C



12 Homepeak House Bartholomew Street Hythe CT21 5BB

**Entrance Hall, Sitting Room, Kitchen,
Bedroom, Shower Room,
Communal Gardens, Parking**

DESCRIPTION

Forming part of Homepeak House, a well regarded retirement development for those aged 60 and above, Flat 12 is well positioned within the building being on the first floor at the rear with direct access onto the communal gardens from its sitting room. The property is offered for sale with vacant possession.

The comfortable accommodation includes an entrance hall, sitting room with double glazed door leading to rear communal gardens and an archway to the modern kitchen. There is a double bedroom with built in wardrobes and a shower room.

Residents at Homepeak House enjoy the use of the residents lounge and associated kitchen, laundry room and guest suite. There is house manager and pull cords for the emergency call system to all rooms within the flat. The flat has also recently benefitted from the installation of replacement double glazing in conjunction with the rest of the building.

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.)

The accommodation comprises:

COMMUNAL ENTRANCE HALL

Entryphone system, lift and stairs rising to the first floor.

ENTRANCE HALL

Coved ceiling, electric storage heater, doors to:



SITTING ROOM

Coved ceiling, pair of wall lights, double glazed door with double glazed window to side overlooking the rear communal gardens, access to built-in linen cupboard housing instantaneous water heater, entryphone, emergency alarm pull cord, electric storage heater, archway leading through to:

KITCHEN

Range of base cupboard and drawer units with granite effect worktop inset with stainless steel sink and drainer unit with mixer tap, integrated fridge and freezer, integrated Bosch washing machine, integrated electric Hotpoint oven with Indesit 2-ring electric hob and extractor hood above, coordinating wall cupboards, tiled splashbacks, coved ceiling.

BEDROOM 1

Recessed wardrobe cupboard with folding panelled doors, two wall light points, coved ceiling, double glazed window overlooking the rear communal gardens, electric storage heater, emergency pull cord.

SHOWER ROOM

Tiled shower enclosure with Galaxy electric shower, close coupled wc, free standing wash basin, tiled walls, coved ceiling, extractor fan, electric towel radiator.

COMMUNAL FACILITIES:

Residents Lounge:

A generous space with ornamental fireplace surround, wall light points, coved ceiling, ample seating, television, 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.

OUTSIDE

Communal Gardens and Resident s Parking Area.

AGE RESTRICTIONS

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

OUTGOINGS

SERVICE CHARGE

£4,566 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.

LEASE DETAILS

Remainder of 99 year lease from circa 1986/87.

GROUND RENT

£493.62 per annum.

AGENTS NOTE

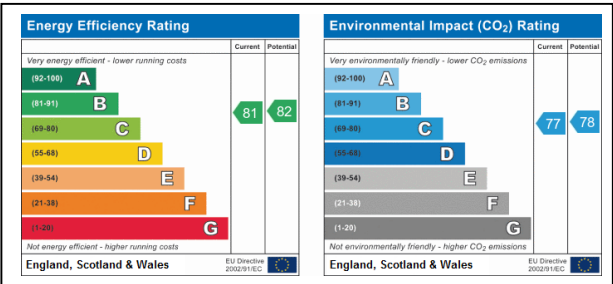
Prospective purchasers will need to be interviewed by the House Manager before a sale can proceed.

COUNCIL TAX

Band B approx £1873.76 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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





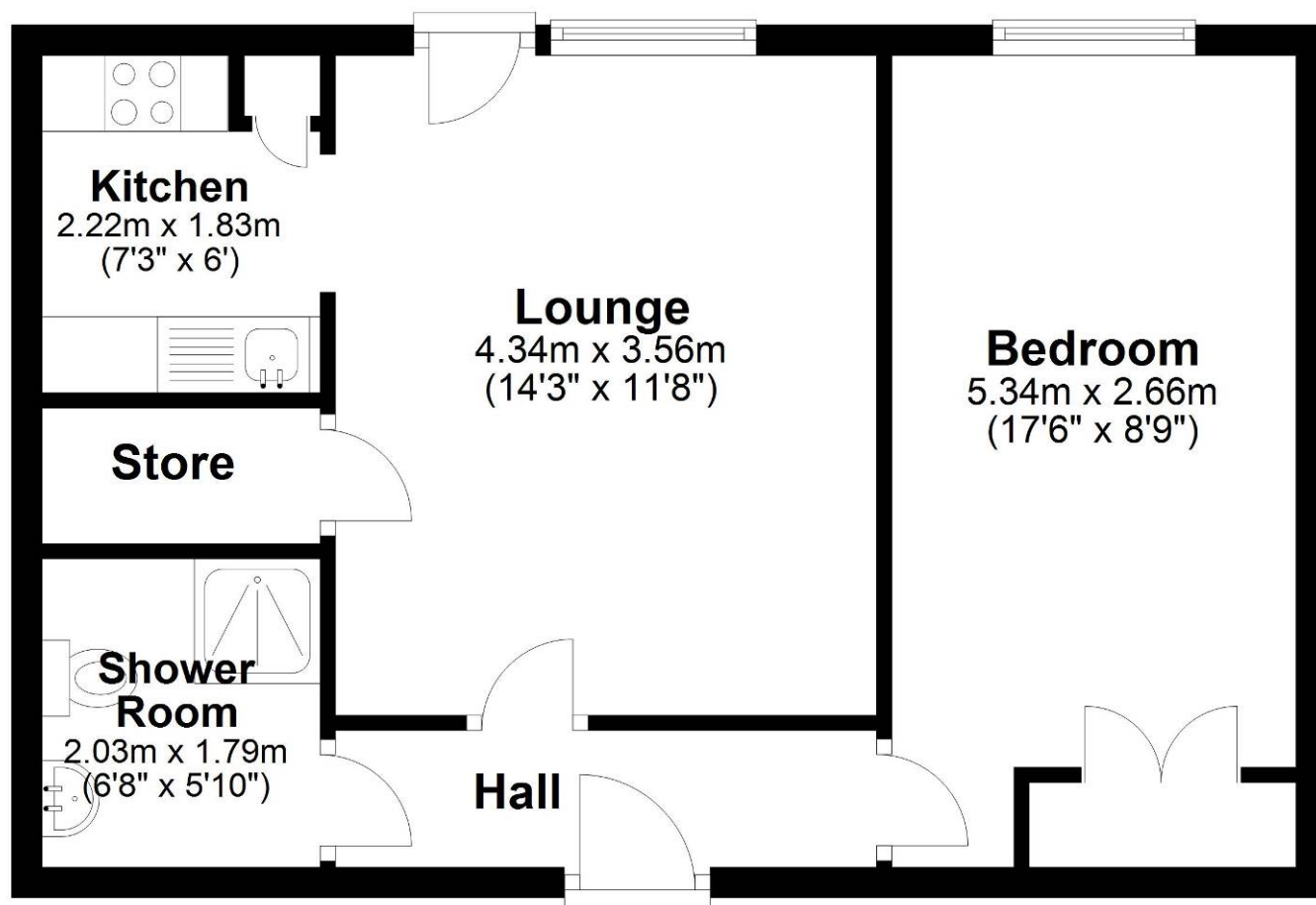




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First Floor

Approx. 44.0 sq. metres (473.1 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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.

Plan produced using PlanUp.