

# LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



## 21 CAPTAINS COURT STADE STREET, HYTHE

**£235,000 Leasehold**

A well presented 1<sup>st</sup> floor, 2 bedroom retirement apartment, with a balcony. The apartment is situated at the front of the building and enjoys sea views from the balcony. The apartment is part of a highly regarded development, close to the beach and a relatively short & level walk from the town centre. EPC B



# **21 CAPTAINS COURT STADE STREET HYTHE CT21 6ED**

**Entrance Hall, Sitting/Dining Room, Balcony,  
Fitted Kitchen, 2 Bedrooms, Shower Room**

**Residents Sitting Room, Dining/Games Room, Conservatory,  
Laundry Room, Guest Suite, Gardens & Parking**

## **DESCRIPTION**

This well presented, first floor retirement apartment, served by a lift, forms part of a highly regarded development which is well positioned moments from the seafront and a short walk from the town centre. The property is one of the best in the development with the principal living space enjoying a westerly aspect and a generous balcony with views towards the sea. The accommodation is comfortably proportioned, benefits from ample storage and comprises a sitting/dining room, fitted kitchen, 2 bedrooms and a shower room.

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.**

## **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).

The accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Entry-phone system. Stairs and lift to 1st floor landing, door to:

### **ENTRANCE HALL**

Coved ceiling, access to deep shelved airing cupboard, access to walk in storage cupboard and cloaks cupboard, wall mounted electric radiator, door entry phone system, doors to:

### **SITTING/DINING ROOM**

Attractive fireplace surround, coved ceiling, uPVC and double glazed door with double glazed tilt-and-turn window to side (fitted with blinds), opening to BALCONY and enjoying views of the sea beyond, wall mounted electric radiator, archway to kitchen.

### **BALCONY**

A generously sized balcony enclosed by glazed balustrade from where views towards sea can be enjoyed.

### **KITCHEN**

Fitted with a range of base cupboards and drawer units, freestanding Hotpoint electric oven and hob with extractor hood above, Beko Fridge Freezer, worksurfaces inset with stainless steel sink and drainer unit, coordinating wall cupboards, extractor fan.

### **BEDROOM 1**

Fitted wardrobe cupboards concealed behind mirrored folding doors, double glazed tilt-and-turn window, coved ceiling, wall mounted electric radiator.

### **BEDROOM 2**

Fitted wardrobe cupboards concealed behind smoked mirrored folding doors, double glazed tilt-and-turn window, coved ceiling, wall mounted electric radiator.

### **SHOWER ROOM**

Twin sized shower enclosure with Aqualisa electric shower, wash hand basin with worktop to side and vanity cupboard below, low level WC with concealed cistern, heated towel rail, extractor fan, coved ceiling, Dimplex electric wall heater.

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

### **Ground rent & Service charge**

£3000.00 per annum

### **Lease**

67 Years remaining.

### **EPC Rating C.**

### **COUNCIL TAX**

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

### **VIEWING**

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

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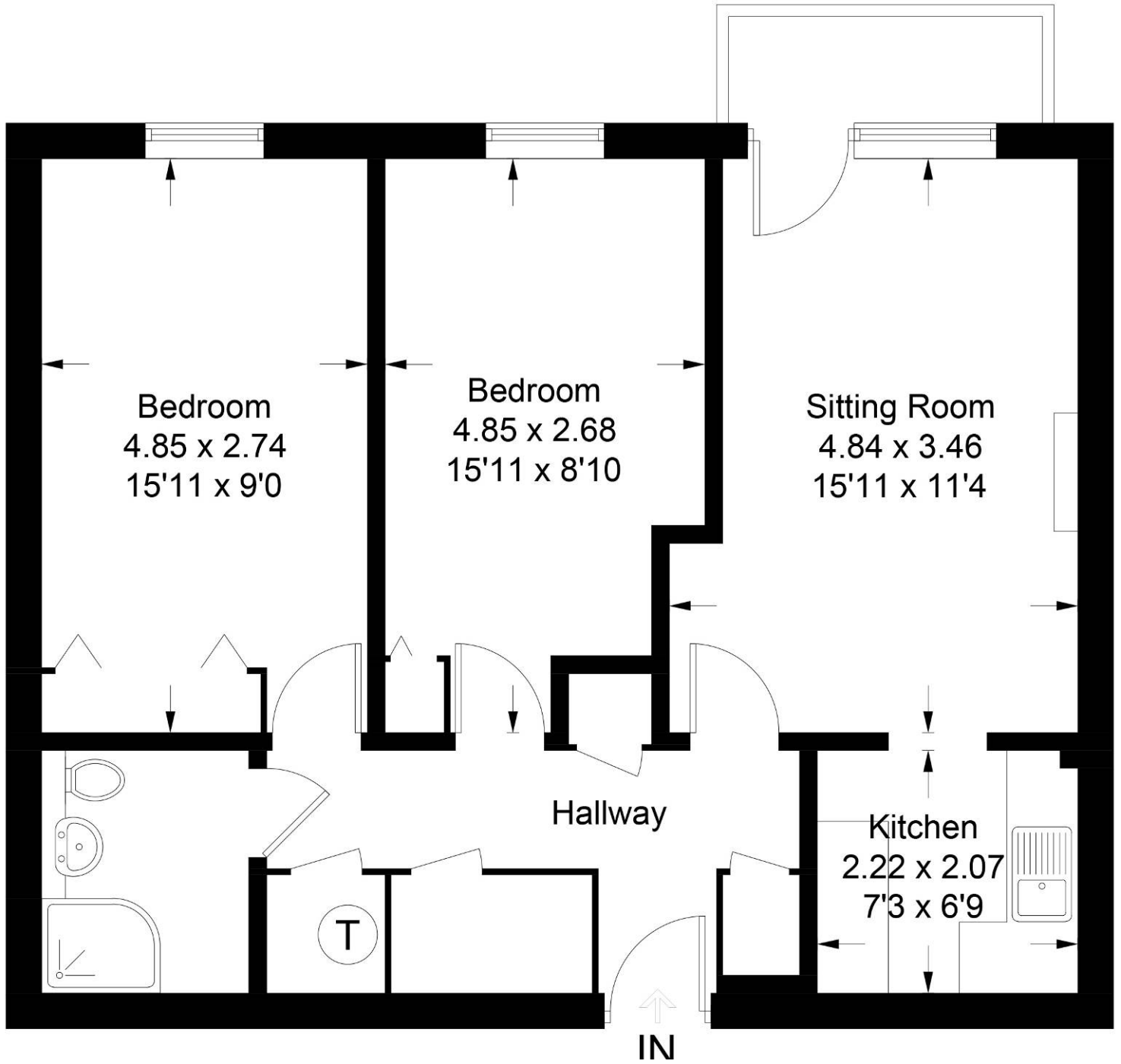






# Captains Court, Hythe, CT21

Approximate Gross Internal Area = 61.9 sq m / 666 sq ft





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