



Millbrook, Mill Road, Hythe, CT21 5PQ

£260,000



NO ONWARD CHAIN. A well presented two bedroom ground floor apartment, with modern kitchen & bathroom, allocated parking space and ideally situated within level walking distance to Hythe High Street.

The accommodation features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests with patio doors leading to the communal garden. There is a modern kitchen with a range of wall and base units, built in oven, hob and spaces for additional appliances. There are two double bedrooms both benefiting from fitted wardrobes and a modern fully tiled bathroom.

The property also benefits from designated parking for one vehicle, a valuable asset in this desirable location.

Whether you are a first-time buyer or seeking a rental opportunity, this flat in Millbrook is sure to impress with its appealing features and prime location. Do not miss the chance to make this charming property your new home.

The charming Cinque Ports Town of Hythe, with an attractive seafront, 3 supermarkets (including Waitrose, Sainsburys and Aldi) and busy High Street with a choice of interesting, independent shops and restaurants. There are a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The historic and picturesque Royal Military Canal, with pleasant walks and cycle path and seafront with long pebbly beach are also nearby. Visit the famous Romney Hythe and Dymchurch Steam Railway.

The area has easy access to the M20 motorway, with Dover Harbour a short distance away to pop across to France. While the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Folkestone Central and West station.

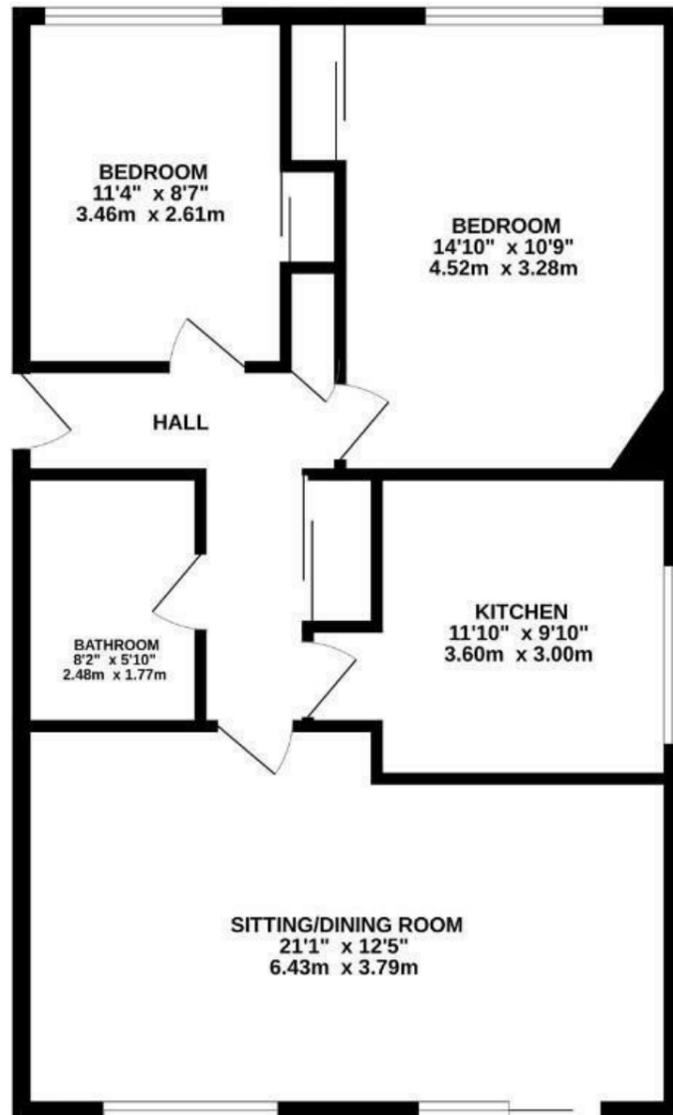
MONTHLY SERVICE CHARGE OF APPROX £150.00
ANNUAL GROUND RENT OF APPROX £338.76
REMAINDER OF A 99 YEARS LEASE, WHICH WAS CREATED IN 2006

Services - Mains water, gas, electricity and sewerage
Heating - Gas central heating
Broadband - 18mb - 80mb
Mobile Phone coverage - Okay to Good
Flood Risk - Very Low





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold
Council Tax Band: C

- NO ONWARD CHAIN
- TWO BEDROOM GROUND FLOOR APARTMENT
- MODERN FITTED KITCHEN
- MODERN FULLY TILED BATHROOM
- SITTING/DINING ROOM WITH ACCESS TO GARDEN
- ALLOCATED PARKING
- LEVEL WALKING DISTANCE TO HIGH STREET
- COMMUNAL GARDENS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.