



27 Haven Court, Hythe SO45 5DA

paul jeffreys





## 27 Haven Court, Hythe

A TOP FLOOR RETIREMENT FLAT  
WITHIN WALKING DISTANCE OF HYTHE CENTRE  
FACING SOUTH & WEST WITH VIEWS OVER SURROUNDING  
AREA FROM BALCONY

Electric under-floor heating, double glazing, kitchen with fitted appliances, residents' lounge, laundry, mobility scooter storage, lift, reception hall, landscaped gardens, NO CHAIN.

### ACCOMMODATION

Entrance hall, lounge, kitchen, bedroom, shower room

**ENTRANCE HALL** Access to roof space, airing/storage cupboard.

**LOUNGE** c.5.20m x 3.47m (17' x 11'5). Fire surround with coal effect electric fire, thermostat, TV & telephone points, door to kitchen and door to BALCONY facing south and west.

**KITCHEN** c.2.40m x 2.18m (7'10" x 7'2"). Part tiled walls, inset single drainer stainless steel sink unit with adjoining worktops to three walls, low level cupboards and drawers and integrated fridge/freezer, integrated 'Hotpoint' electric oven with ceramic hob and extractor over, range of wall cupboards, ceiling rooflight, extractor fan, tiled floor, recessed ceiling downlighters.

**BEDROOM** c.4.02m x 2.84m (13'2" x 9'4"). Dual aspect windows, TV & telephone points, walk in wardrobe cupboard.

**SHOWER ROOM** Fully tiled walk in shower with glass shower screen and plumbed in shower, vanity hand basin, low level WC suite, chromium towel radiator, shaver point, tiled floor.

**OUTSIDE** Attractive landscaped gardens lying mainly to the rear of the flats.

**COUNCIL TAX BAND 'B'** – Payable 2019-2020 - £1385.17

**EPC RATING 'B'.**

**TENURE** The Agents are advised this flat is LEASEHOLD. Service charge paid monthly is £155.02 including the water rates, building insurance, upkeep of communal areas, gardens and a contingency fund. Ground Rent payable 6 monthly £212.50.

**GROSS SQUARE MEASUREMENTS** 52.6 sq. metres (566.7 sq. feet) approx. Including balcony.

**DIRECTIONS** Leave Hythe via Prospect Place and Jones Lane and at the end turn left into the service road and Haven Court will be seen on the left hand side.

**NOTE** PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.**

JRS/TW/03.19



## Second Floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

independent estate agents

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