



2 Meadow Flats, New Road, Hythe SO45 6BP

paul jeffreys



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AN OLDER STYLE GROUND FLOOR MAISONETTE, SITUATED RIGHT IN THE HEART OF HYTHE VILLAGE  
UPVC double glazing, smooth plastered ceilings, modern kitchen & shower room, small communal garden. NO CHAIN

### ACCOMMODATION

Entrance hall, lounge, kitchen, double bedroom, shower room

**ENTRANCE HALL** Half glazed front door, side aspect window, wood flooring, built in storage cupboards, doors to bedroom and to:

**LOUNGE** c.5.56m x 3.40m (18'3" x 11'2"). Front and side aspect window, electric heater, door to:

**INNER LOBBY** Storage cupboard, wood flooring.

**KITCHEN** c.3.90m x 2.46m (12'10" x 8'1"). Range of cream Shaker style units with natural wood worktops over and tiled splashbacks, comprising inset single drainer sink unit with cupboard below and 'Indesit' integrated washing machine, range of base units with cupboards and drawers with worktops above, integrated fridge, 'Indesit' electric hob with extractor hood over and 'Indesit' stainless steel electric oven below. Under floor heating, spotlights, rear and side aspect windows, walk-in storage cupboard with rear window and lagged tank & immersion.

**BEDROOM** c.3.81m x 3.62m (12'6" x 11'11"). Side aspect window, electric heater.

**SHOWER ROOM** Modern white suite comprising pedestal wash hand basin, low level WC, glass enclosed shower cubicle with 'Galaxy Aqua' shower, part tiled walls, tiled floor with underfloor heating, electric towel rail, side aspect window.

**OUTSIDE** Communal garden area which is predominantly laid with block pavier with flower and shrub bed with gate to New Road and wrought iron gate to their rear of the property, which leads through to a further communal area with a built-in brick store.

COUNCIL TAX BAND 'A' - payable 2019/20 - £1,138.94.

EPC RATING 'F'.

GROSS SQUARE MEASUREMENTS 57.4 sq. metres (618 sq. feet) approx.

**TENURE** LEASEHOLD, we understand that the property is held on a 125 year lease from 25<sup>th</sup> March 2008. The Ground Rent is £150 per annum paid in advance for the first 25 years of the term, for the next 25 years the sum of £300 will be payable, for the next 25 years the sum of £600 will be payable and for the next 25 years the sum of £1,200 will be payable. For the remainder of the term the sum of £2,400 would be payable. We have been supplied with these details but cannot confirm if they are accurate or correct.

**DIRECTIONS** From our office proceed approx. 50m along The Marsh leading into New Road and you will see gate on the right to the property.

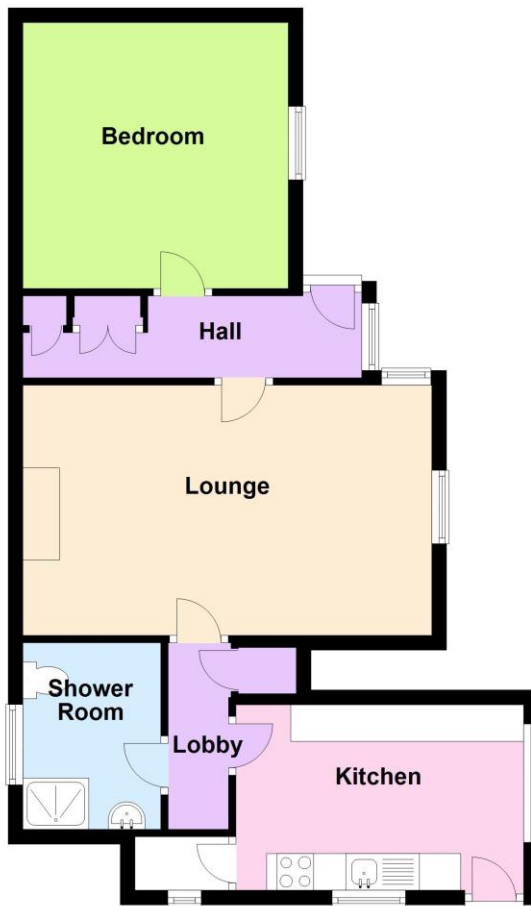
**NOTE** PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/HC/10.19



## Ground 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

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

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 @pauljeffreys92