



7a Knightwood Road, Hythe, SO45 6JP

£129,950

paul jeffreys





## 7a Knightwood Road, Hythe

A 2 BED MAISONETTE WITHIN NEED OF WORK THROUGHOUT ON THE RESIDUE OF A SHORT LEASE. ONLY SUITABLE FOR CASH PURCHASERS.  
Gas central heating, double glazing.  
NO CHAIN.

### ACCOMMODATION

Entrance hall, landing, lounge, kitchen, 2 bedrooms, bathroom.

ENTRANCE HALL UPVC front door, stairs to:

LANDING Hatch to loft space, airing cupboard, door to:

LOUNGE c.4.06m x 3.58m (13'4" x 11'9"). Radiator, TV point, 2 UPVC glazed front windows.

KITCHEN c.3.58m x 2.82m (12'1" x 9'3"). Range of base units with cupboards and drawers, space for automatic washing machine, space for cooker with extractor fan over, stainless steel sink unit, worktops, tiled splashbacks, range of wall cupboards, 'Glow-worm' gas boiler, rear aspect window.

BEDROOM 1 c.3.81m x 3.20m (12'6" x 10'6"). Radiator, front aspect window.

BEDROOM 2 c.3.07m x 2.62m (10'1" x 8'7"). Radiator, built in wardrobes, rear aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with 'Mira' electric shower over, partly tiled walls, rear aspect window.

COUNCIL TAX BAND 'A' - payable 2024/25 - £1,487.15.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 63.2 sq. metres (680 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on the residue of a short lease. The lease is 120 years from 29<sup>th</sup> September 1963 with a residue of approx. 60 years remaining. The service charge is £300 every 6 months and a ground rent of £4 every 6 months.

AGENTS NOTE We have confirmation from the freeholders agents that the lease is able to be extended for a term of 175 years from the 1<sup>st</sup> October 2010 with a ground rent of nil. The most recent premium payable to extend the lease is as follows, £21,975 (twenty one thousand, nine hundred and seventy-five pounds) and a landlords surveyors fee of £798 including VAT. These quotations are from September 2023 and were only valid for a period of 2 months. Therefore, both these figures will be higher. The agents have also informed us that any purchaser would be able to start the lease extension process immediately on purchasing the property rather than waiting for the usual 2 year period to elapse.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn and at the 'T' take the first left into Windrush Way, continue down to the end and at the 'T' turn right into Knightwood Road and the property will be found on the right 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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/SW/09.23





Total area: approx. 63.2 sq. metres (680.0 sq. feet)

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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**Open 7 Days**

Paul Jeffreys Estate Agents

@pauljeffreys92