



11 Knightwood Road, Hythe SO45 6JP

£205,000

paul jeffreys





## 11 Knightwood Road, Hythe

**A PURPOSE-BUILT GROUND FLOOR 2 BEDROOM MAISONETTE**  
Within easy walk of Hythe village, gas central heating, UPVC double glazed windows & doors, garden, smooth plastered ceilings, refitted kitchen & shower room

### ACCOMMODATION

Entrance lobby, lounge, inner hall, kitchen,  
2 double bedrooms, shower room

**ENTRANCE LOBBY** UPVC part glazed front door, glazed side panels, parquet flooring, part glazed door to:

**LOUNGE** c.4.10m x 3.85m (13'5" x 12'7"). Double radiator, telephone point, front aspect window, parquet flooring, part glazed door to:

**INNER HALL** Parquet flooring, airing cupboard with 'Atag' gas fired combination boiler, heating/water controls.

**KITCHEN** c.3.54m x 2.80m (11'7" max. x 9'2"). Having been refitted with range of grey units, comprising inset acrylic single drainer sink unit with one cupboard and space & plumbing washing machine below, range of base units including pull-out bin store, cupboards & drawers, worktop with tiled splashbacks, integrated dishwasher, integrated fridge and freezer, larger cupboard, wall cupboards, 'Hisense' electric ceramic hob, 'Indesit' electric oven, wood effect tiled floor, double radiator, spotlights, rear aspect window and half glazed door leading to rear garden.

**BEDROOM 1** c.3.88m x 3.06m (12'9" x 10'). Radiator, front aspect window, parquet flooring.

**BEDROOM 2** c.3.04m x 3.06m (9'11" x 10' max.) Radiator, parquet flooring, rear aspect window.

**SHOWER ROOM** Refitted with white suite comprising walk-in shower with plumbed in shower with hand held spray and rain shower head, WC with concealed cistern, wash hand basin with cupboard below, fully tiled walls, chrome heated towel rail, extractor fan, tiled floor, rear aspect window.

**OUTSIDE FRONT GARDEN:** The front gardens are communal and shared with the other properties and are mainly laid to lawn. **REAR GARDEN:** Which is communal, to the immediate rear of property is a concrete area with space for small shed, which leads across a communal concrete pathway, which serves the other properties and then leads to the garden itself, which is laid to lawn and is bordered on three sides by hedging, bushes and shrubs.

**COUNCIL TAX BAND 'A'** - payable 2025/26 - £1,560.89.

**EPC RATING 'C'.**

**GROSS SQUARE MEASUREMENTS** 59.6 sq. metres (641.3 sq. ft.) approx.

**TENURE** The Agents are advised this property is LEASEHOLD. The lease was extended on 1<sup>st</sup> October 2010 for a term of 175 years. Annual service charge £600pa, ground rent £100pa, totalling £700pa, paid in two instalments of £350. The ground rent increases by £100pa every 25<sup>th</sup> anniversary of the commencement date. We further understand the service charge includes buildings insurance and gardening for communal gardens to the front.

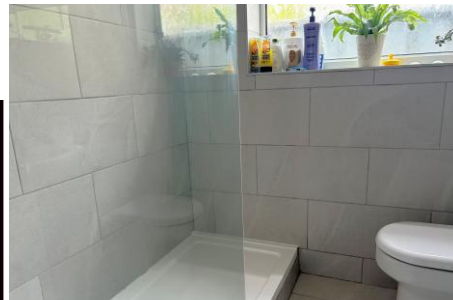
**DIRECTIONS** Leave Hythe via New Road and Langdown Lawn immediately turning left into Windrush Way. Proceed to the crossroads, turn right into Knightwood Road and the property is on the right, indicated by our For Sale board.

**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**

PMD/HC/06.25



## Ground Floor

Approx. 59.6 sq. metres (641.3 sq. feet)



Total area: approx. 59.6 sq. metres (641.3 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

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**Open 7 Days**

 Paul Jeffreys Estate Agents

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