21 Haven Court, Southampton Road, Hythe SO45 5DA

£214,950

paul jeffreys

21 Haven Court, Southampton Road, Hythe

A 2 BEDROOM FIRST FLOOR RETIREMENT APARTMENT IN GOOD CONDITION
Electric underfloor heating, double glazing, communal lounge and laundry room, communal gardens, short walk to Hythe village centre. NO CHAIN

ACCOMMODATION
Entrance hall, lounge/diner, kitchen, 2 bedrooms, shower room, en-suite

ENTRANCE HALL Utility cupboard, wood front front door, door to:

LOUNGE c.7.15m x 3.54m (23'6" x 11'7"). TV and telephone point, side aspect window, UPVC Juliet balcony door, door to:

KITCHEN c.2.36m x 2.15m (7'9" x 7'1"). Range of base units with cupboards and drawers, integrated fridge/freezer, 'Hotpoint' oven, stainless steel sink unit, worktops, tiled splashbacks, electric hob with stainless steel extractor hood over, range of wall cupboards, front aspect window.

BEDROOM 1 c.3.96m x 3.05m (13' x 10'). TV point, front aspect window, door to walk-in wardrobe with hanging space & shelving, door to:

EN SUITE WC, wash hand basin in vanity unit, walk-in shower cubicle with glazed panel and plumbed in shower over, small chrome heated towel rail, fully tiled walls and floor.

BEDROOM 2 c.3.27m x 2.76m (10'9" x 9'1"). TV point, front aspect window.

SHOWER ROOM WC, pedestal wash hand basin, walk-in shower with plumbed in shower over with glazed door, tiled walls and flooring, chrome heated towel rail.

OUTSIDE There are well maintained communal gardens, including large patio area, lawned area, well stocked flower and shrub beds, limited parking.

COUNCIL TAX BAND 'C' – payable 2026/27 - £2,182.35.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 70.5 sq. metres (758.8 sq. feet) approx.

TENURE The agents are advised this property is LEASEHOLD, held on the residue of 125 years from 1st June 2013. Ground rent £495 per annum, paid half yearly at a figure of £247.50. Service charge including water and buildings insurance is £4,242 per annum, paid half monthly at a figure of £353.50 tbc.

AGENTS' NOTE When this property is sold there is a 1% (of the sale price) contingency fee payable to the freeholders.

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.

DIRECTIONS Leave Hythe via Prospect Place turning left at the mini roundabout into Jones Lane. Continue to almost the end of the road and before the turning into Southampton Road, turn left at the Shell garage and Haven Court will be found on the left hand side.

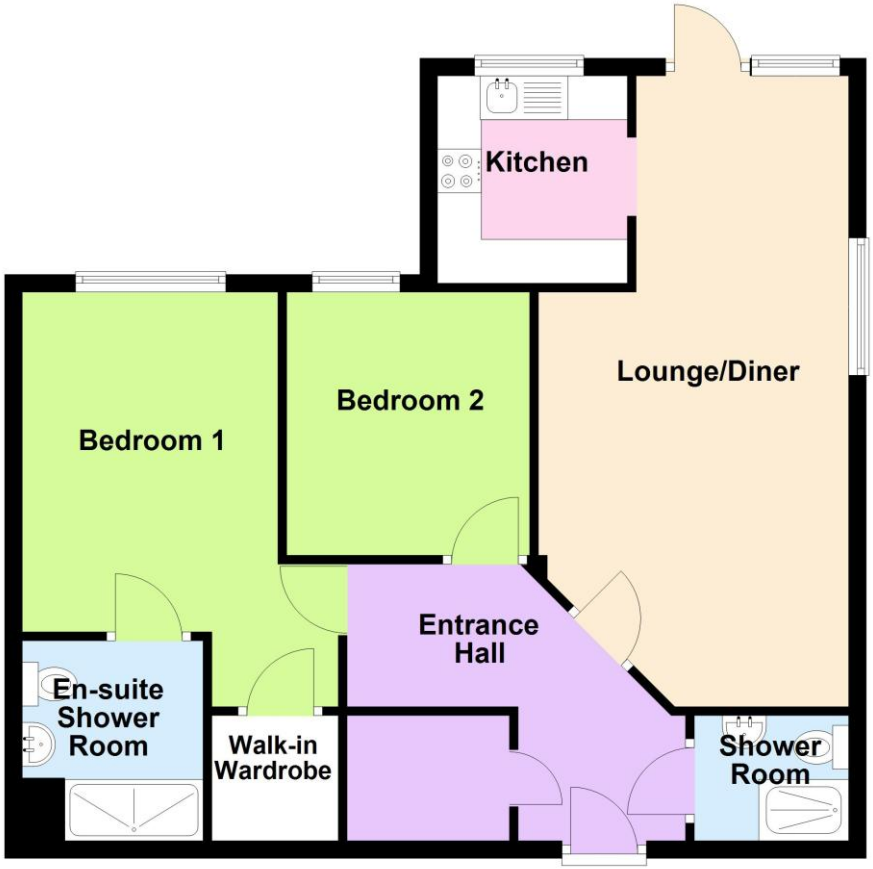
VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 2.00pm

MJD/HC/02.26

First Floor

Approx. 70.5 sq. metres (758.8 sq. feet)



Total area: approx. 70.5 sq. metres (758.8 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.

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