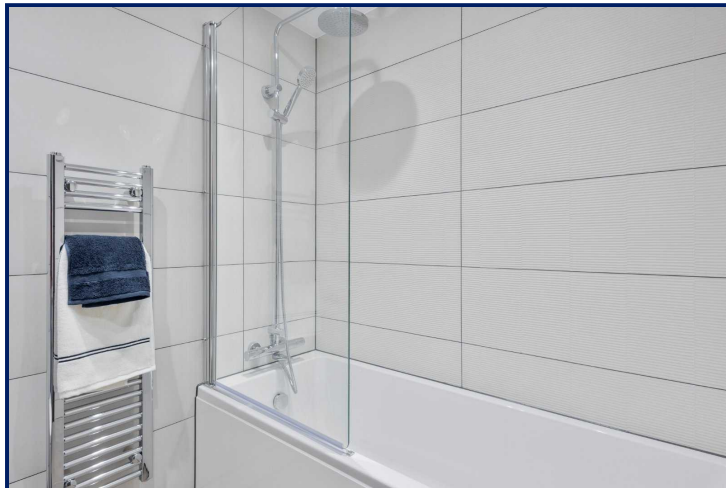
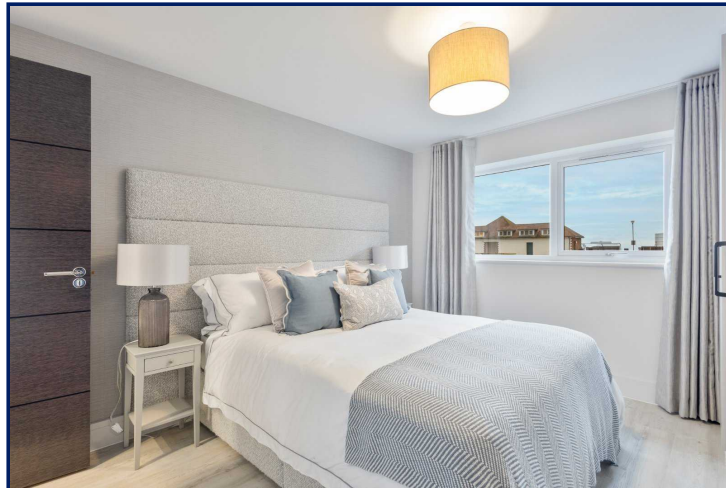
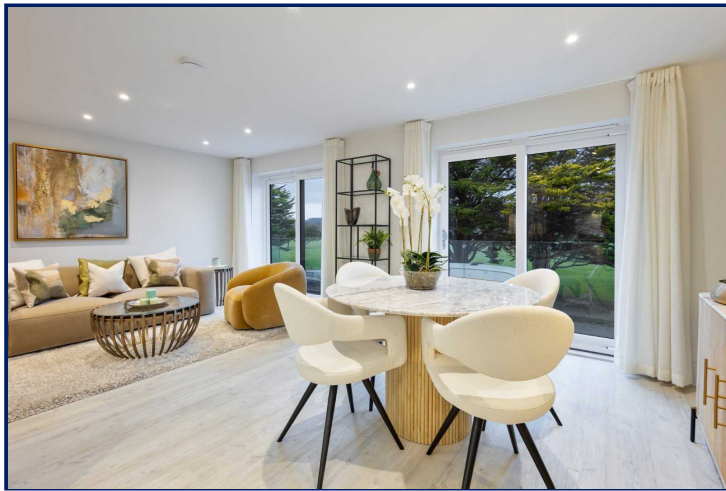
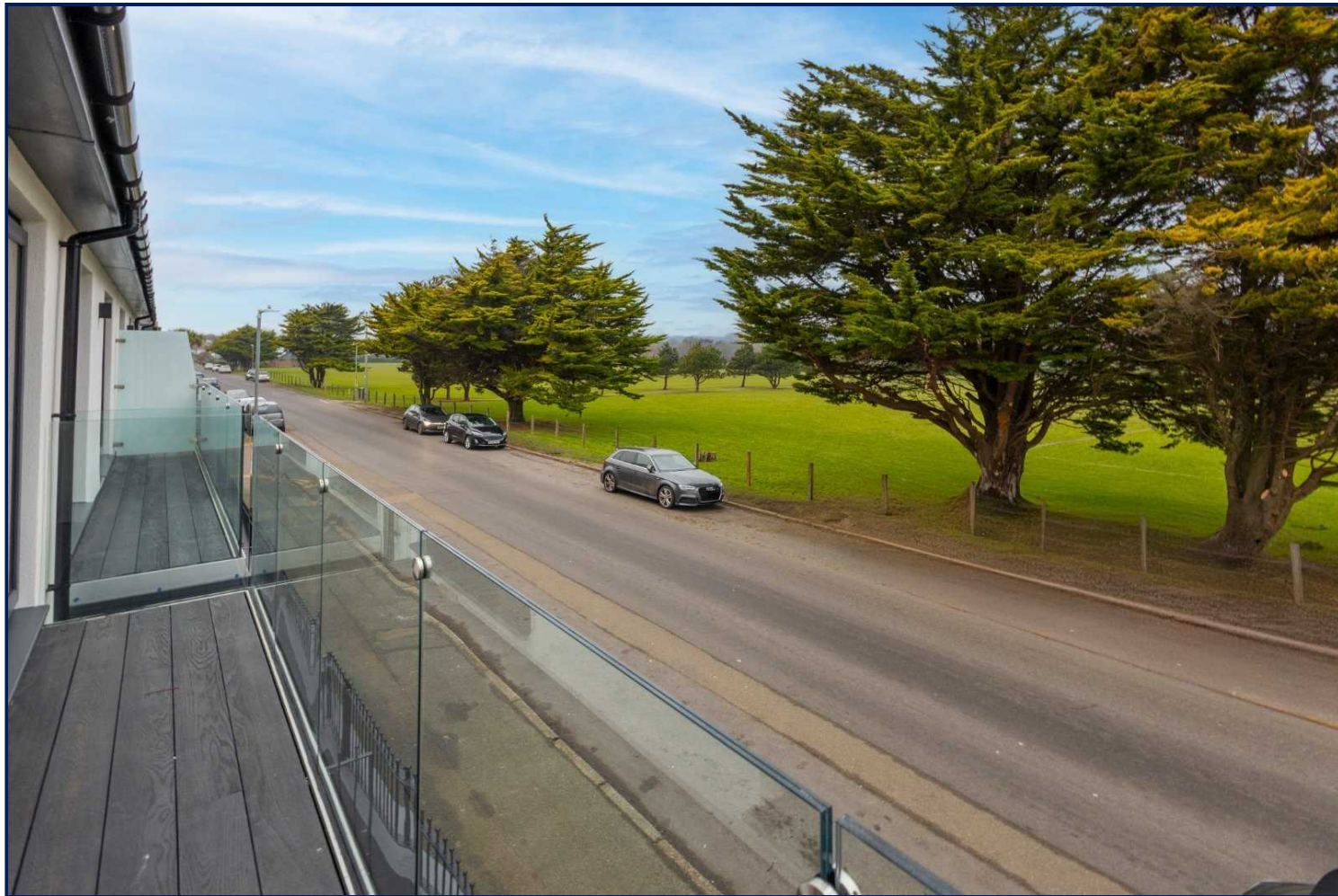
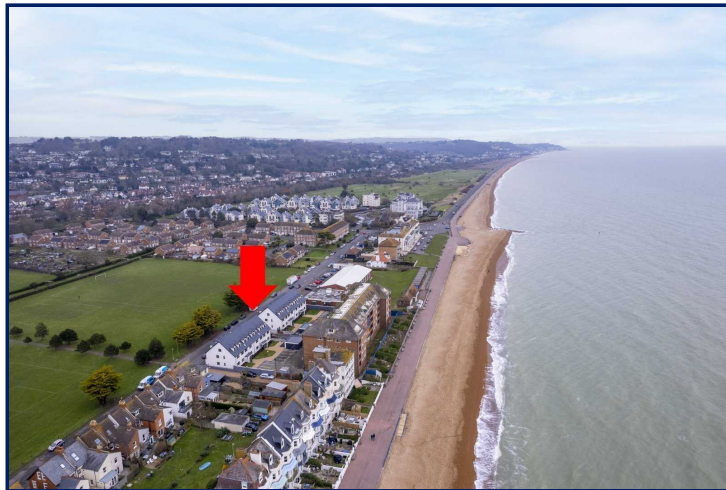




The Residence,
South Road, Hythe

Asking Price: £295,000
Share of Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

The Residence, South Road, Hythe, CT21 6HH

Asking Price: £295,000

Council Tax Band: C

EPC Rating: B

Reeds Rains are delighted to bring to the market this two bedroom first floor apartment which is well located in a sought after modern building close to Hythe seafront. Highlighted here is a stunning two bedroom apartment that offers open-concept living with views overlooking parkland and towards the centre of Hythe Town. This apartment includes two good sized bedrooms, an en-suite shower room for the primary bedroom, and a family bathroom. The open plan living space is well proportioned with access out to your private balcony with superb park views. along with high-specification fixtures, including quality fitted kitchens and underfloor heating. Resident's will also benefit from secure private allocated parking with EV charging point and access to a beautifully landscaped courtyard exclusive to residents. Each apartment comes with a 999-year lease and a share in the freehold.

Location

South Road enjoys an exceptional location that offers proximity to the sea, the town centre and the picturesque Royal Military canal. The historic waterway that spans through Hythe offers a charming and tranquil setting and beyond this the town centre has a variety of independent schools, cafes, restaurants, well known supermarkets and range of eateries with restaurants. South Road and its surrounds lie on the flat in a respected area ideally located to benefit from the seafront and all its associated activities

Open Plan Living

19'8" x 9'10" (6m x 3m)

Private Balcony

Bedroom 1

13'5" x 9'10" (4.1m x 3m)

En-Suite Shower Room

6'4" x 4'5" (1.93m x 1.35m)

Bedroom 2

10'6" x 9'6" (3.2m x 2.9m)

Bathroom

6'3" x 5'6" (1.9m x 1.68m)

Allocated Parking

Each apartment is being sold with its own allocated parking space.

Share of Freehold

We have been informed by our vendor that this property is being sold with a share of the freehold.

Lease Details

We have been informed by our vendor that the apartments are being sold with a 999 year lease.

Service Charge

We have been informed by our vendor that the service charge is £980 per annum.

Ground Rent

We have been informed by our vendor that there is no ground rent payable.

AML

If an offer is accepted on a property marketed by Reeds Rains, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations and we use a specialist third-party company to carry out these checks. The fee is £30 plus VAT (£36 including VAT) per transaction, payable once the offer is agreed and before the sales memorandum is issued. Please note that once paid, this charge is non-refundable.

The Reeds Rains branch at 85 Sandgate Road, Folkestone, Kent CT20 2AF is operated by Francis Dumbrell Limited which is independently owned and operated under a Licence from Reeds Rains Limited. Francis Dumbrell Limited is registered in England within Company Number 06222470. Registered Office: 85 Sandgate Road, Folkestone, Kent CT20 2AF

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

Agents Note

The photographs used are of the show home apartment and may not accurately depict the property for sale. Reeds Rains strongly recommend reviewing the floorplan and physically viewing the property before making any commitment to purchase.

