



Flat 3, 9-11 Douglas Avenue, Hythe

Guide Price **£240,000**





Flat 3

9-11 Douglas Avenue, Hythe

Exquisite 2-bed apartment in sought-after Hythe area, £240-260K, chain-free. Modern design, ideal for entertaining. Vibrant neighborhood with amenities, canal views. A rare gem offering a luxurious lifestyle. Also has off road parking.

Council Tax band: B

Tenure: Leasehold

- GUIDE PRICE £240,000 - £260,000
- TWO BEDROOM APARTMENT
- EXCELLENT CONDITION
- OFF ROAD PARKING
- ARRAY OF SHOPS AND AMENITIES ON YOUR DOORSTEP
- SHORT WALK TO PICTURESQUE ROYAL MILITARY CANAL
- POPULAR LOCATION

COMMUNAL ENTRANCE

Communal entrance is located on the ground floor, leads to an internal door which leads to the flight of stairs to first floor. Solid wooden door leads to entrance hall of this flat.

ENTRANCE HALL

15' 2" x 2' 10" (4.62m x 0.87m)

Internal hallway with carpeted floor coverings, coving, interphone system and radiator. There are also stairs down to a second hallway.

LOUNGE/DINER

17' 2" x 12' 9" (5.22m x 3.88m)

UPVC double glazed patio doors to front balcony and UPVC double glazed full height window to the side of the patio doors. Carpeted floor coverings, coving, two radiators, lovely feature fireplace with bookshelves either side. Open plan to:-

KITCHEN

10' 6" x 5' 1" (3.21m x 1.54m)

Kitchen comprises of spotlights, matching wall and base units in grey, Quartz work tops, Quartz splashbacks, tiled floors, coving, integrated fridge freezer, washing machine, fan oven with electric hob and extractor fan and a stainless steel sunken sink.

BEDROOM

9' 10" x 10' 8" (2.99m x 3.25m)

UPVC double glazed window to the rear of the property with fitted black out roller blind, carpeted floor coverings, coving and radiator.

SECOND HALLWAY

8' 1" x 8' 9" (2.47m x 2.66m)

Down a few steps leads to a second part of the hallway. UPVC double glazed frosted window to the side, carpeted floor coverings, coving, storage cupboard, and cupboard housing the combi boiler. Doors to:-

BEDROOM

12' 10" x 8' 10" (3.92m x 2.68m)

UPVC double glazed window to the rear with fitted black out roller blind, carpeted floor coverings, coving and radiator.

BATHROOM

5' 8" x 6' 5" (1.73m x 1.96m)

Very modern bathroom with UPVC double glazed frosted window to the side of the property, L-Shaped bath with drench rail fall shower over the bath and separate hand held shower. Vanity hand basin, close coupled w/c, heated towel rail, fully tiled walls, tiled floor and extractor fan.



First Floor

Approx. 55.8 sq. metres (601.1 sq. feet)

