

# MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street  
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Kent  
TN24 8SF

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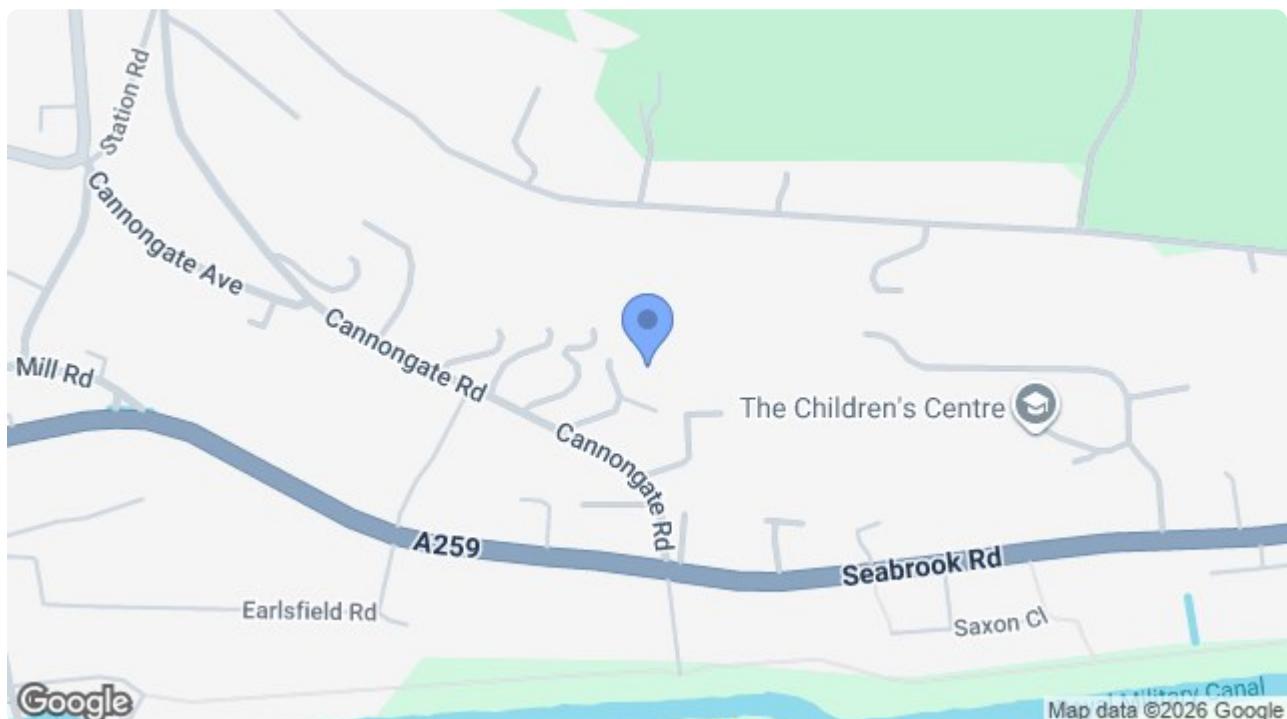
**3 Woodend Cannongate Road, Hythe, CT21 5EF**

**£1,200 Per Month**

This lovely apartment is situated on the first floor of this magnificent complex. The elegant sitting room has a bay window facing east and French doors with Juliet balcony facing south, giving panoramic sea views.

The bespoke fitted kitchen with matching base and eye level units complemented by granite worktops, incorporating fitted appliances and tiled flooring. There are two double bedrooms, beautifully fitted bathroom and en suite shower room and the apartment also benefits from video alarm entry system, double glazing, central heating, allocated parking space. Extensive gardens and superb terrace.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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