

London Road, Dunkirk, Faversham, Kent, ME13 9LF

Asking Price £325,000





## London Road

### Dunkirk, Faversham ME13 9LF

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Courtenay House's name derives from the Courtenay family, resident in the area from the 13th century.

The village of Dunkirk lies three miles east of Faversham, five miles west of Canterbury and benefits from easy access to the motorway network for London, Whitstable and the Kent coast. The property is only a short drive to the University of Kent campus. In addition, the village is served by a bus service to Faversham and Canterbury.

As you enter the building, you will be greeted by a tall set of arched double doors that lead you into a large entrance hall where there is an intercom-operated security door. Beyond this, you'll find a wonderful communal reception hall with a grand set of stairs that rise up to the apartment on the first floor.

The property comprises an entrance hallway leading into the living room. The separate fitted kitchen benefits from designer oak-coloured units, Siemens gas hob, electric oven, washing machine, large corner extractor unit and space for fridge/freezer. Bedroom 1 overlooks the front gardens and Bedroom 2/ dining room the rear grounds. The bathroom has a shower over the bath. The apartment benefits from gas fired central heating and is connected to all main services.

The expansive driveway offers ample parking and the front of the House features a lush lawn with mature trees. The communal garden to the rear is a serene space with extensive lawn, flower and shrub borders and mature trees. The property benefits from a very quiet setting.

- Lease 999 years from 08/02/1994 leaving 969 years remaining.
- Service Charges for 2024 is £1758.60 per annum
- Council tax band A (Swale Borough Council)
- Owners own an equal share of the freehold.
- No onward chain
- Broadband Speed- on average 67.5mbps (Uswitch.com)
- Viewings strictly by appointment

#### Fire Exit to Rear Garden







front door (front door)

**Hallway**

**Bathroom**

**Bedroom 2**

13'7" x 8'11" (4.157 x 2.734)

**Living Room**

13'4" x 13'8" (4.070 x 4.166)

**Kitchen**

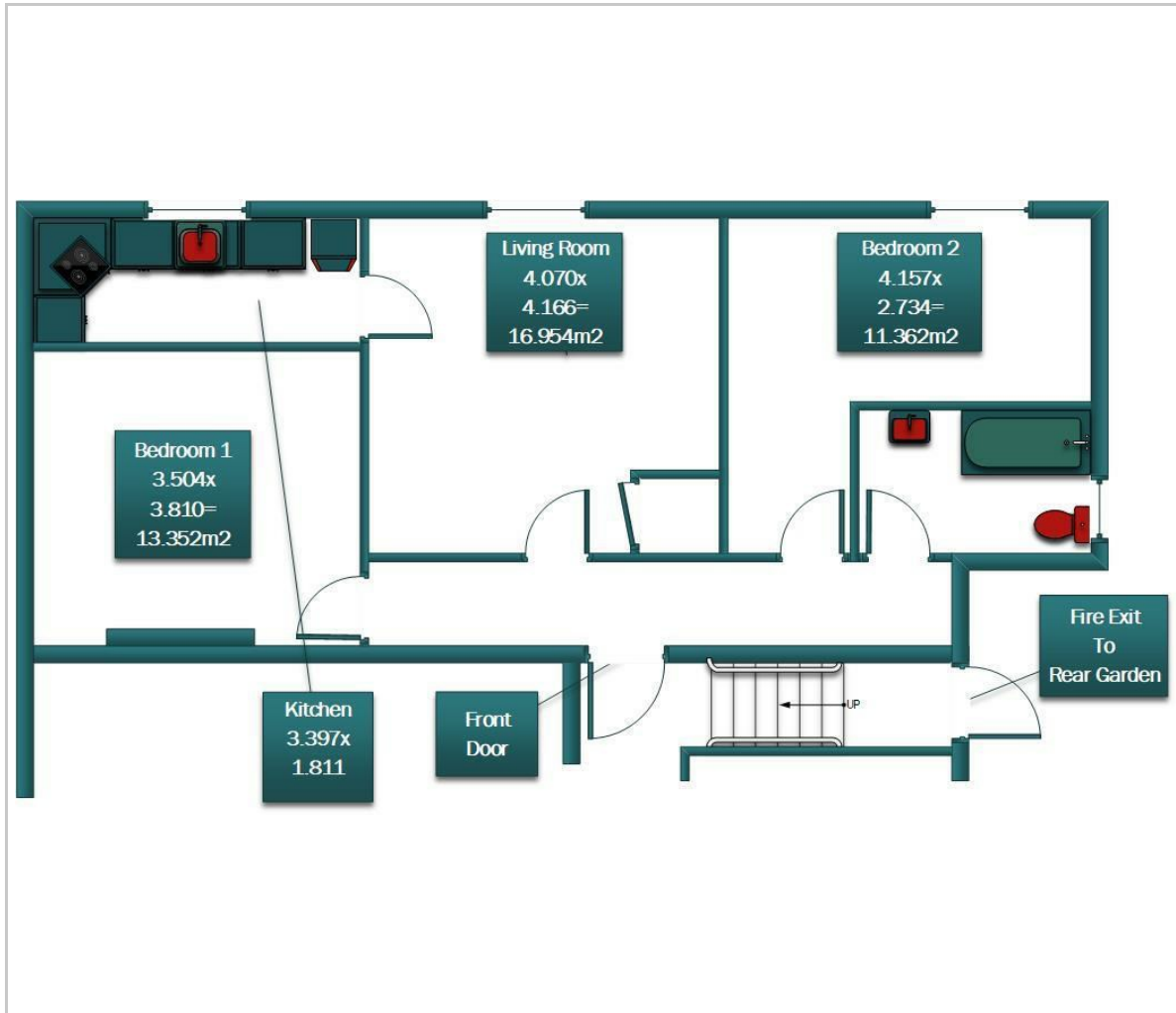
11'1" x 5'11" (3.397 x 1.811)

**Bedroom 1**

11'5" x 12'5" (3.504 x 3.810)



## Floor Plan



## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

