



Connells

William Gibbs Court
Faversham



Offered for sale with no onward chain is this well presented one bedroom GROUND FLOOR apartment in William Gibbs Court. Being on the ground floor the apartment benefits from direct access to a small garden outside space, as well as use of the communal gardens.

The apartment itself provides spacious living within an open plan lounge dining room with double doors overlooking the garden area. There is a fitted kitchen with plenty of storage, oven, grill, hob, dishwasher and fridge freezer. The double bedroom provides a comfortable space with built in wardrobes. Finally a main shower room with shower cubicle, WC and basin.

The property is in an over 60's development with an on site live in house manager. The development offers a lifestyle choice of independence or option to join in with other residents with access to communal lounge and dining room, hair salon and guest suite facilities for friends and family which can be booked.



The property has access to pull cords in all rooms and access to the resident house manager where required so you can be assured of a sense of a welcoming environment and security at all times. Being so close to the town centre this really is a great property to enjoy a well-earned retirement.

Communal Entrance

Communal entrance with reception area and access to shared facilities.

Accommodation

Entrance Hall

Entry phone. Storage cupboards. Access to all rooms.

Lounge

16' 1" x 10' 1" (4.90m x 3.07m)

Double glazed door to small garden area. Pull cord.

Kitchen

7' 10" x 7' 8" (2.39m x 2.34m)

Range of wall & base units, built in oven and grill, electric hob, space for fridge freezer. Dishwasher.

Bedroom 1

14' 7" x 10' 2" (4.45m x 3.10m)

Built in wardrobe. Carpet. Pull cord.

Shower Room

7' 2" x 5' 10" (2.18m x 1.78m)

Tiled with suite of washbasin, WC and walk in shower. Towel rail and extractor fan.

Outside

Small garden

Communal Facilities

Communal lounge/dining room, hair-dressing room, laundry room, on-site Manager, garden.

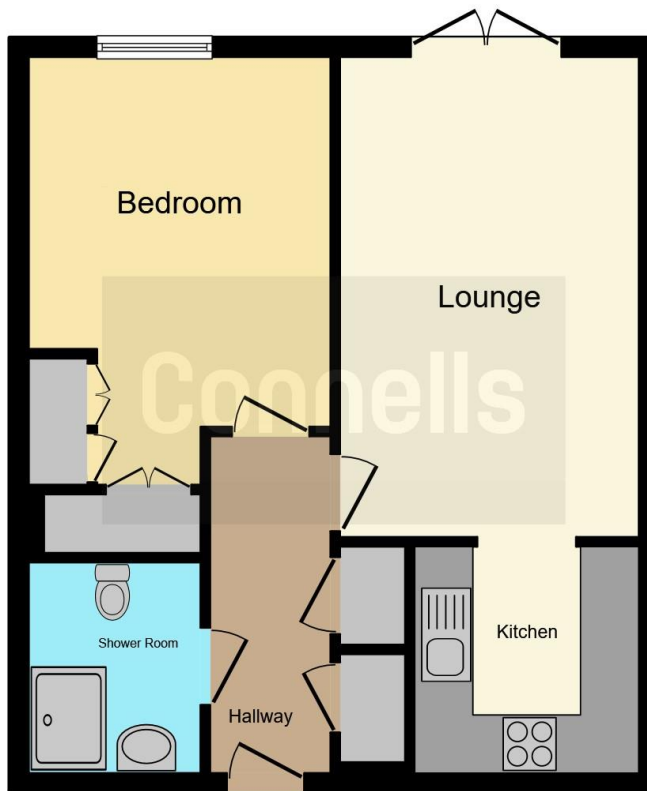
Agent's Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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7 Market Place
FAVERSHAM ME13 7AG

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/FAV102517

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Mar 1995.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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