

for sale

offers in the region of **£165,000**



William Gibbs Court Faversham ME13 8RP

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 space, as well as use of the communal gardens.



William Gibbs Court Faversham ME13 8RP

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

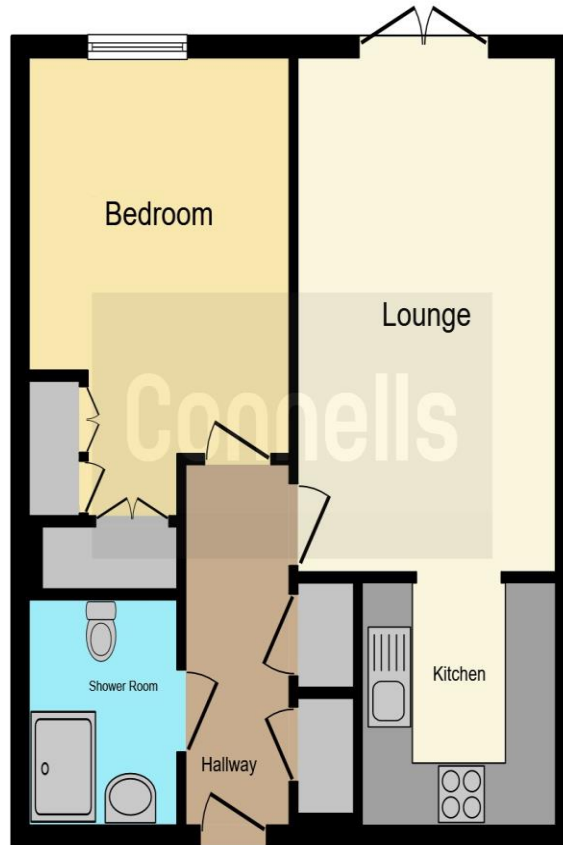
Communal Facilities

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

Property Ref: FAV102517 - 0008

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3158.25

Ground Rent: 286.90

view this property online [connells.co.uk/Property/FAV102517](https://www.connells.co.uk/Property/FAV102517)

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Mar 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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