

for sale

offers in the region of **£170,000**



William Gibbs Court Faversham ME13 8RP

A spacious two bedroom, ground floor apartment with a garden area directly outside double doors from the lounge. Set in a purpose built block of flats for residents over the age of 60, Communal lounge areas available and on site parking available, sold with no onward chain.



Sold with no onward chain is this spacious two bedroom, ground floor apartment set in a purpose block for residents over the age of 60 years.

The home provides independent living with the choice of using communal facilities within the building including a residents lounge and laundry. There is lift access to all floors and on site parking available. Faversham town centre is moments walk away along with a main superstore and bus stops with regular services in to and out of town.

The property itself comprises a spacious open plan lounge dining room with double doors overlooking the garden area. There is a fitted kitchen with plenty of storage space and work surface, two double bedrooms and a shower room.



ACCOMMODATION

Entrance Hall

Two built in wardrobes, electric wall heater

Lounge

16' 3" x 10' 2" (4.95m x 3.10m)

Carpet, double doors to garden area

Kitchen

10' 1" x 6' 7" (3.07m x 2.01m)

Fitted kitchen, matching wall and base units, work surface over, electric oven and hob, space for washing machine, extractor fan.

Bedroom One

13' 1" x 9' 3" (3.99m x 2.82m)

Window, electric wall heater, built in wardrobes

Bedroom Two

9' 1" x 6' 1" (2.77m x 1.85m)

Window

Shower Room

Shower cubicle, WC and wash had basin, fully tiled, towel rail





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

T 01795 533544
E faversham@connells.co.uk

7 Market Place
 FAVERSHAM ME13 7AG

Property Ref: FAV102611 - 0008

Tenure: Leasehold

EPC Rating: C

view this property online [connells.co.uk/Property/FAV102611](https://www.connells.co.uk/Property/FAV102611)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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