

for sale

guide price **£210,000 - £220,000**



## Gange Mews Faversham ME13 7ED

This very WELL PRESENTED, TWO BEDROOM apartment is available to residents over 55. With LOVELY COMMUNAL GARDENS including a pond and seating area to enjoy, residents parking for convenience and a SHORT WALK TO FAVERSHAM TOWN, local shops and cafes. NO CHAIN.





A stone's throw away from Faversham's market town is this purpose-built block of apartments for residents over the age of 55 only. This gated community is very well maintained inside and out with beautiful communal gardens, seating area and fishpond for your enjoyment.

The building has communal lounge and laundry areas whilst providing everyday living facilities within a spacious two-bedroom apartment on the top floor. The main bedroom provides built in wardrobe space. The entrance hall enjoys further storage and airing cupboards whilst providing access to a spacious, double aspect lounge, modernised shower room and fully fitted kitchen with white goods to include fridge freezer, washing machine and built in oven and hob.

There is lift access within the building, alarm system with pull cords in each room and on-site management. Providing convenient access to Faversham town with an array of shops and cafes and regular market days along with Tesco superstore within easy reach as well as bus stops and Faversham main line train station.





## ACCOMMODATION

### Entrance Hall

Door leading to carpeted area, airing cupboard, storage cupboard, electric storage heater

### Lounge

16' 1" x 11' 10" ( 4.90m x 3.61m )

Three windows, double aspect, carpet, electric stand along fire place, electric storage heater

### Kitchen

10' 8" x 6' 1" ( 3.25m x 1.85m )

Window, fully fitted kitchen, matching wall and base units, work surface over, one and half sink and drainer, washing machine, fridge freezer, integrated electric oven and hob.

### Bedroom One

12' 1" x 11' ( 3.68m x 3.35m )

Carpet, electric storage heater, window. Built in wardrobe storage

### Bedroom Two

7' 6" x 6' 11" ( 2.29m x 2.11m )

Window, carpet, electric storage heater

### Shower Room

Shower cubicle, WC, wash hand basin with vanity unit, window, fully tiled walls and floor

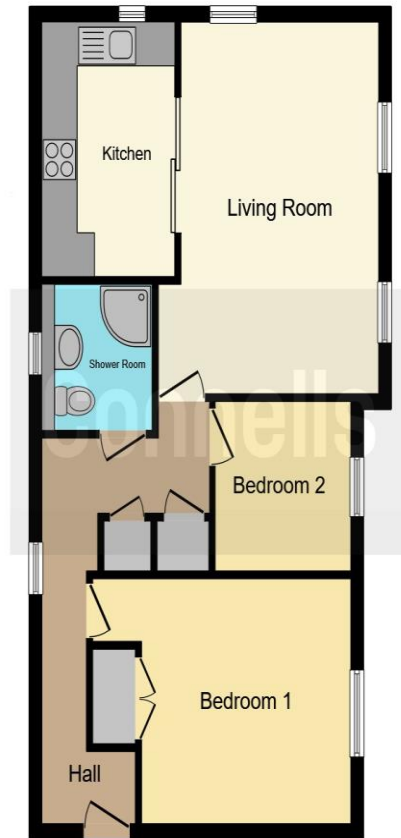
## Outside

Residents can enjoy use of the central courtyard with its ornamental pond and water features. There are various seating areas. Parking is available.

## Communal Areas

Shared use of Resident's Lounge, laundry room and storage. A guest apartment is available to reserve subject to availability





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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7 Market Place  
FAVERSHAM ME13 7AG

Property Ref: FAV102681 - 0011

**Tenure:** Leasehold

**EPC Rating:** D

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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