

for sale

guide price **£190,000 - £200,000**



## The Oast House London Road Teynham ME9 9PS

A VERY MODERN TWO BEDROOM, DUPLEX APARTMENT with accommodation spread over two floors within a converted Oast House. Including lounge dining room, kitchen, utility cloakroom, two bedrooms and bathroom. ALSO BOASTING ALLOCATED PARKING AND COMMUNAL GARDENS.



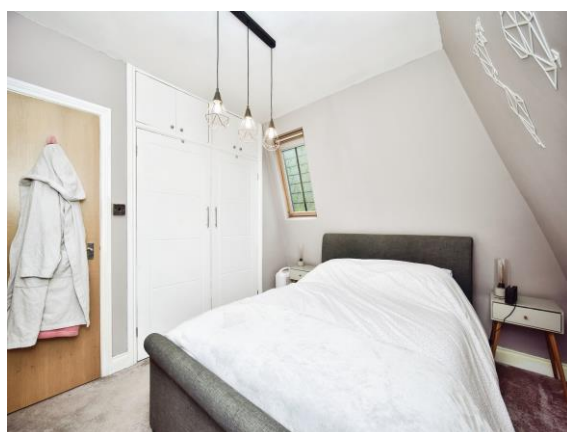


The Oast House is a very unique and wonderful building, converted in the early 2000's retaining its original charm and historical features throughout. Ideally positioned for access through to Sittingbourne and Faversham, the building also provides allocated parking spaces for owners and visitors in a dedicated car park and use of well-maintained communal gardens. Surrounded by miles of green orchards with lovely views and walks through countryside.

Connells are delighted to present to the market, this two bedroom, duplex apartment on the first and second floors of the building. The home is very well presented throughout and finished to a modern standard, ready to move in to and a perfect home as a first time buy.

The property opens into a hallway with doors to the utility room doubling up as a cloakroom with WC and wash hand basin and generous lounge dining room. There are double doors through to the kitchen with an array of modern, fitted units a lovely outlook from the window. To the first floor, there is a spacious landing area that could be utilised as a study area, access to the family bathroom with matching suite of bath, WC and wash hand basin. There are two double bedrooms, the larger of the two enjoying built in wardrobe space.

Internal viewings are highly recommended to appreciate all on offer.



## **ACCOMMODATION**

### **Entrance Hall**

#### **Lounge**

24' max x 11' 2" max (7.32m max x 3.40m max)

Window, laminated flooring. Radiator.

#### **Kitchen**

11' 2" x 7' (3.40m x 2.13m)

Window. Fitted kitchen with wall & base units. Sink/drain, work-surfaces. Space for fridge/freezer, gas hob, electric oven. Double doors to lounge.

#### **Utility Room/Cloakroom**

7' 1" x 4' 6" (2.16m x 1.37m)

Space and plumbing for washing machine. WC, washbasin, radiator. Tiled floor.

#### **First Floor Landing**

10' 2" max x 8' 7" max (3.10m max x 2.62m max)

Velux window, carpet.

#### **Bedroom One**

11' 1" x 10' 2" ( 3.38m x 3.10m )

Velux window and window. Built in wardrobe. Carpet. Radiator.

#### **Bedroom Two**

12' 7" x 5' 8" (3.84m x 1.73m)

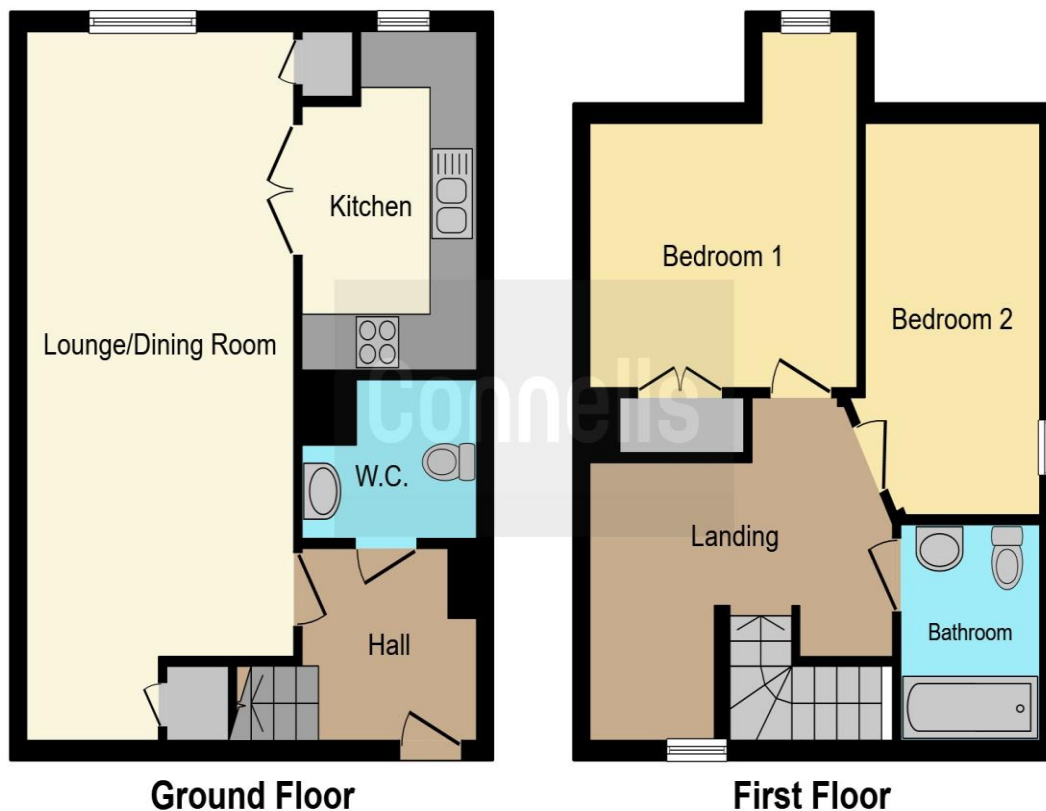
Velux window. Carpet. Radiator.

#### **Bathroom**

Suite of: WC, washbasin and bath with shower over. Part tiled walls. Radiator. Tiled floor.







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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**T 01795 533544**  
**E [faversham@connells.co.uk](mailto:faversham@connells.co.uk)**

7 Market Place  
 FAVERSHAM ME13 7AG

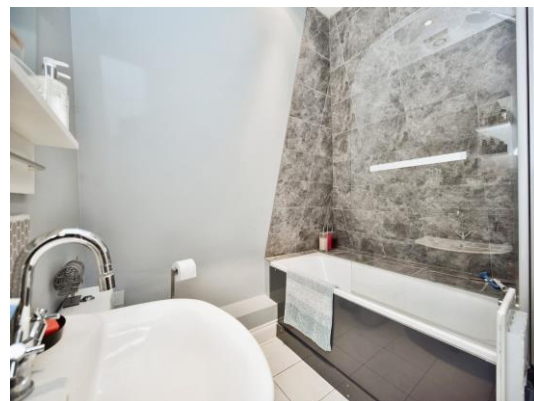
Property Ref: FAV102967 - 0003

**Tenure:** Leasehold

**EPC Rating:** D

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2003.



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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