

for sale

£260,000



Bedlington Square Faversham ME13 7BA

A CHARMING 1 BEDROOM CHARACTER PERIOD COTTAGE IN A PRIVATE AND GATED COBBLED COURTYARD SET IN THE VERY HEART OF FAVERSHAM. Converted from the original stable block of 'The Ship', the property is superbly presented and has secure parking.



This charming one bedroom Grade II listed cottage is situated right in the heart of Faversham in a private gated development just off Market Place, making it secure and secluded, but with everything Faversham has to offer right on your doorstep. The mainline train station is just 0.3 miles away, ideal for anyone commuting for work or travelling for a weekend away.

The property comes with an allocated parking space and access to the communal courtyard. Once inside you are greeted by a wealth of character, including exposed brick and beams, with a modern twist. The living space is open plan with a lounge/kitchen. The kitchen is newly refurbished shaker-style making it modern but in keeping with the style of the property. There is a built in fridge/freezer, microwave oven, washing machine and dishwasher. There is also a freestanding hob. Downstairs is heated by underfloor heating.

Upstairs the bedroom is a generous size with beams throughout and wall to wall fitted wardrobes. The ceilings are high with handy storage on both sides via a mezzanine. This is also where the combination boiler is located. The exposed beams continue into the refurbished bathroom including bath with shower over. There are also shutters fitted to all windows.

Call Connells as sole agents today to book your viewing.



ACCOMMODATION

Lounge/Kitchen

20' 6" x 12' 4" (6.25m x 3.76m)

First Floor Landing

Bedroom

11' 1" x 13' (3.38m x 3.96m)

Bathroom

Outside

Communal Courtyard

Allocated Parking Space

Lease Information

The property is technically on the remainder of a long 999 year lease although each owner has a share in the freehold.

The cost of the communal buildings insurance policy is allocated depending on the size of property.

Each of the courtyard houses is responsible for their own repairs, maintenance and external decoration.

An annual service charge is levied to cover upkeep of the communal areas and general admin costs. For courtyard houses this is calculated as:

Courtyard - 1/11th

Carriageway - 1/13th

Car park - 1/11th





Ground Floor



First 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

To view this property please contact Connells on

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 FAVERSHAM ME13 7AG

Property Ref: FAV102998 - 0007

Tenure: Leasehold SHARE OF FREEHOLD EPC Rating: C

Council Tax Band: B Service Charge: 420.00

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/FAV102998

This is a Leasehold property with share of freehold; Term of Lease 999 years from 01 Jan 1999.



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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