



Connells

Gange Mews  
Faversham

# Gange Mews Faversham ME13 7ED

for sale  
**£225,000**



Sold with no onward chain is this well maintained, two-bedroom top floor apartment within a purpose-built block in central Faversham. The building provides accommodation for residents over the age of 55 only and is very well maintained throughout. Gange Mews allows residents full use of the immaculate communal gardens with its own pond and seating areas, front and rear access to local amenities, on-site parking and on-site manager when required.

There are lifts within the blocks with access to each floor and communal laundry room and lounge used for resident activities throughout the year.

The apartment itself comprises a spacious living room with separate kitchen including matching wall and base units and space for fridge freezer. There are two bedrooms, the main room enjoying built in wardrobe space and a shower room with matching suite of shower cubicle, WC and wash hand basin.

## **ACCOMMODATION**

### **Hallway**

Entrance door, carpet, electric wall heater, two built in storage cupboards

### **Living Room**

17' 1" x 10' 2" ( 5.21m x 3.10m )

Window, carpet, electric storage heater, double doors to kitchen

### **Kitchen**

10' 5" x 6' 1" ( 3.17m x 1.85m )

Fitted kitchen, wall and base units, work surface over, 1 and half sink and drainer, space for fridge freezer, electric hob and oven. Velux window.

### **Bedroom One**

14' 4" x 8' 7" ( 4.37m x 2.62m )

Carpet, window, electric storage heater, built in wardrobe space

### **Bedroom Two**

13' 9" Max x 5' 11" Max ( 4.19m Max x 1.80m Max )

Carpet, window, electric wall heater, built in wardrobe

### **Bathroom**

Modern shower room with shower cubicle, WC, wash hand basin with vanity unit, part tiled, extractor fan

### **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 timeframes involved.









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)

To view this property please contact Connells on

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

7 Market Place  
 FAVERSHAM ME13 7AG

EPC Rating: D

Council Tax  
 Band: C

Service Charge:  
 3216.00

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/FAV102971](http://connells.co.uk/Property/FAV102971)**

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.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: FAV102971 - 0003