

for sale

Guide Price **£175,000 - £185,000**



Thomas Neame Avenue Faversham ME13 8FG

Set within a popular residential location, THIS TWO BEDROOM, TOP FLOOR APARTMENT is well presented throughout and ready to move in to. PROVIDING OPEN PLAN LIVING IN THE LOUNGE, DINING ROOM AND KITCHEN. There is a family bathroom and en suite shower room.



A spacious and very well presented two bedroom, top floor apartment set in a purpose built block within close proximity of Faversham town centre. The property is finished to a modern standard, ready to move in to and would make an ideal first time buy or investment.

The property provides two double bedrooms with en suite shower to the main room. There is a family bathroom with matching suite of bath, WC and wash hand basin. The open plan living room provides plenty of space for a dining table and is open plan to a modern fitted kitchen with integrated appliances.

The property is moments' walk away from local amenities, Faversham's recreational park and a little further along is the town centre and mainline train station with high-speed services to London.



ACCOMMODATION

Lounge

14' 4" x 15' (4.37m x 4.57m)

Generous living room with space for dining table and chairs.
Window to front. Open plan to:

Kitchen

9' 7" x 7' 6" (2.92m x 2.29m)

Window. A fitted kitchen with wall & base units and work surfaces over. Sink/drain. Integrated appliances.

First Floor Landing

Bedroom One

12' x 10' 4" (3.66m x 3.15m)

Window, carpet radiator.

En Suite

Window. Suite of WC, washbasin and shower cubicle.

Bedroom Two

9' 4" x 7' 6" (2.84m x 2.29m)

Window. Radiator. Carpet.

Bathroom

Window. Suite of WC, washbasin and bath.





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

T 01795 533544
E faversham@connells.co.uk

7 Market Place
 FAVERSHAM ME13 7AG

Property Ref: FAV103105 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1800.00

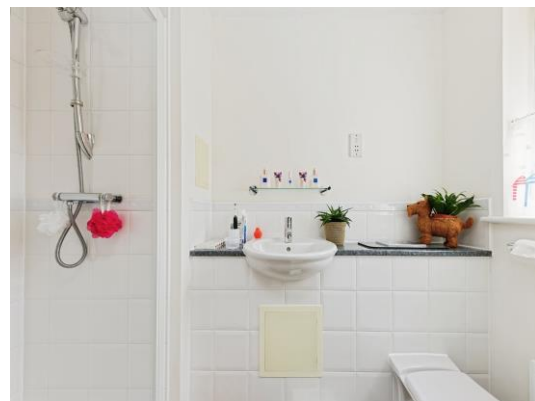
Ground Rent: 250.00

view this property online connells.co.uk/Property/FAV103105

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2007. 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.

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