



Connells

Market Place
Faversham



Property Description

A fantastic opportunity has become available to purchase this large maisonette space above one of the towns most well known clothing shops. The top three floors of the building are offered with no chain and with plenty of potential to update.

The property is Grade II Listed and dates back to 1570. The property is full of character and areas that could be restored back to former glory including covered fire places, bay windows and a large loft space.

Accessed by its own front door, up the stairs you come to an open gallery landing area leading in to a large front room, previously used as a well known bridal shop with changing rooms, kitchen and bathroom facilities. The second floor comprises of some more generously sized rooms, a further bathroom and scope for change to provide more usable space. There are stairs leading to the large loft area and more potential for change.

The property fronts right on to Faversham's market place enjoying easy access to local amenities, town conveniences, main line train station with high speed services to London and A2 / M2 links to Ashford, Canterbury and London.

Further discussions can take place with interested parties around lease and share of freehold information when required.

Auctioneer's Comment

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Self contained front door, electric wall heater, carpet, stairs to first floor

First Floor Landing

Carpet, windows, door intercom

Cloakroom

WC, wash hand basin, window

Lounge

27' 3" x 18' 3" (8.31m x 5.56m)

Two bay windows, two electric wall heaters, carpet

Office Area

8' 8" x 7' 4" (2.64m x 2.24m)

Window, carpet, radiator

Reception Area

14' 10" x 13' 9" (4.52m x 4.19m)

Electric wall heater, carpet, bay window, fire place

Kitchenette / Wash Area

4' 3" x 3' 8" (1.30m x 1.12m)

Washing area with sink and drainer, base units

Store Room

12' 5" x 4' 8" (3.78m x 1.42m)

Carpet, window

Second Floor Landing

Bedroom One

19' 7" x 14' 10" extending to 11' 1" (5.97m x 4.52m extending to 3.38m)

Bay window, carpet, two radiators

Bedroom Two

12' 5" x 16' 1" extending to 13' 5" (3.78m x 4.90m extending to 4.09m)

Bay window, radiator carpet

Cloakroom

WC, wash hand basin, window, carpet, central heating boiler

Kitchenette

12' 2" Max x 9' Max (3.71m Max x 2.74m Max)

Sink with drainer, base units, window

Storage In To The Eaves

21' x 7' 3" Max (6.40m x 2.21m Max)

Loft Space

28' 11" Max x 7' 9" Max (8.81m Max x 2.36m Max)

Open area in to the roof the property accessed via stairs from the second floor landing.

Agent's Note

This property is part of a larger title that includes another property that is not included in this sale. The creation of a new title for the property will be undertaken during the conveyance in preparation for completion. The advertised information has been provided by the vendor. We recommend that you seek confirmation of title terms and guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements. Your conveyancer will take the necessary steps and advise you accordingly









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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7 Market Place
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EPC Rating: Exempt
 Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/FAV103214



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.

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