

for sale

guide price **£235,000 – £245,000**



The Brewhouse Court Street Faversham ME13 7AT

A beautifully presented, MODERN APARTMENT WITHIN A SECURE GATED DEVELOPMENT conveniently located for Faversham town centre. Moments' walk away from all local amenities, shops, restaurants and main line train station. Providing ALLOCATED PARKING SPACE AND STORAGE UNIT WITHIN THE BASEMENT.



This stunning luxury apartment offers sophisticated loft-style living finished to a modern standard throughout and ready to move in to.

The Brewhouse is a beautifully maintained development, conveniently located on the edge of the main town centre with easy access to local shops, restaurants and main line train station with high-speed services available to London. The block enjoys gated security with coded access into the development and benefits an allocated parking, lift access to all floors and further benefit of a large, secure storage area to the basement level.

The apartment itself is located on the first floor and comprises an entrance hall with storage cupboards, access to a double bedroom, modern family bathroom and open plan living room kitchen. The kitchen is finished to a modern standard with integrated appliances. The room enjoys a high ceiling and large windows allowing for plenty of natural light.

Sold with no onward chain, the home is ready to view by appointment only.



ACCOMMODATION

The property is accessed via a ground floor security coded door which in turn is accessed via the gated park area

Entrance Lobby

Stairs or lift lead up to the first floor and in turn the entrance door to the apartment.

Entrance Hall

Entrance door, security telephone entry system, timber style floor with heating under, airing cupboard.

Bedroom

11' 4" x 9' 10" (3.45m x 3.00m)

Open Plan Kitchen/Living Room

22' 7" x 11' 10" (6.88m x 3.61m)

Bathroom

Matching suite of bath with shower over, WC, wash hand basin, heated towel rail, fully tiled walls.

Basement Storage

Useful allocated lockable storage area.

Outside

Secure gated entrance with telephone entry system and visitor parking space.





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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Property Ref: FAV103314 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: £1,974.00

Ground Rent: £250.00

view this property online connells.co.uk/Property/FAV103314

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Nov 2011. 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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