







## 2 The Old School House, Lower Road Teynham, ME9 9EQ

- Beautiful Ground Floor Conversion Flat
- Open Plan Reception Room
- Modern Fitted Kitchen Area
- Two Double Bedrooms
- Modern Shower Room
- Private Courtyard Garden
- Multiple Off Street Parking
- Close Proximity To Mainline Rail Station

### SITUATION:

Old School Apartments is located on the edge of Teynham within the beautiful surrounding countryside.

The thriving village of Teynham benefits from numerous local shops (including two supermarkets), several pubs, a restaurant, a library, a primary school.

The mainline train station which is within a few minutes walk offers regular commuter services to London's Victoria, a fast service to St. Pancras International and a regular service to the coast.

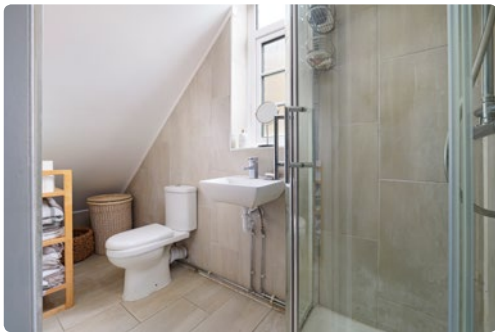
The village also enjoys excellent road links to London and the coast via the A2 and the nearby M2 motorway.

The charming nearby market town of Faversham (approx. four miles) offers a wide range of high street shops and independent retailers which adorn its attractive high street and its market square.

The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School.

Faversham has a mainline railway station with



a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras.

The cathedral city of Canterbury is just 13 miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants.

The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

#### DESCRIPTION

This well-presented ground floor conversion flat is situated in a charming, converted period schoolhouse set back from the road in a pleasant rural location in Teynham.



There is a wonderful communal entrance hall which supplies access to the property and very much sets the charismatic tone and feel.

On entering the property you are welcomed into the spacious open plan reception room which is a large bright area and a great living space and is complimented with attractive hardwood flooring and an open plan fitted kitchen.

There is a comprehensive range of smart high gloss wall and base units with striking contrasting work surfaces with integral appliances including, electric oven and hob with extractor fan, fridge freezer, dishwasher and washing machine.

The lounge area has a wonderful ornamental fireplace which creates a great central focal point for the room.

There are also two double bedrooms and a shower room with a modern three-piece suite including shower cubicle, WC and wash hand basin.

To the rear of the property is a delightful patio garden which is the perfect place to relax and enjoy.

There is also a modern combination boiler supplying gas central heating and hot water and allocated off-street parking is designated for two cars..

TENACY RESTRICTION APPLY





TOTAL FLOOR AREA:  
613 sq. ft (57 sq. m)



EPC RATING  
D



COUNCIL TAX  
BAND B £1729.28



GENERAL INFORMATION  
Part Furnished  
Conditions Apply

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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