

for sale

£170,000



## Gange Mews Faversham ME13 7ED

Connells are delighted to present this lovely self-contained one bedroomed apartment, carefully designed to incorporate the needs of people in their retirement. Situated on the first floor in a premier position overlooking the central courtyard and ornamental pond.



Connells are delighted to offer to the market this fantastic one bedroom first floor apartment situated in the popular location of Gange Mews which is set in the heart of Faversham. Within close walking distance to the town centre, this lovely apartment offers comfortable living throughout. With spacious room sizes and the security of a warden on site, this lovely home should be top of your viewing list if you are looking for a retirement property.

You will find a handy lift as well in the block meaning stairs won't be an issue going forward! The grounds of Gange Mews are delightful, with lovely communal areas meaning you can enjoy peace and quiet all year round.

The property features one bedroom, good size kitchen, good size lounge and bathroom facility. Contact Connells Faversham today for more information and to book your viewing by appointment only.



## ACCOMMODATION

Entrance Hall

Lounge

Bedroom One

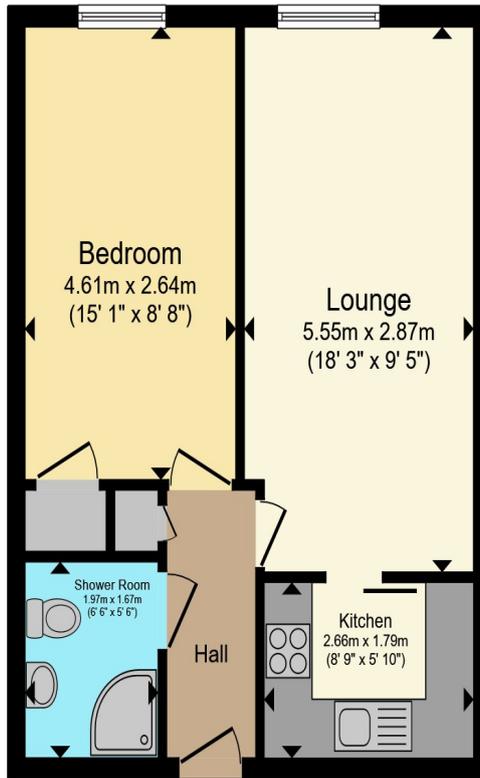
Kitchen

Shower Room

Agent's Note

Please note this is a solicitor instruction and as such the property is to be marketed as seen. Buyers should be aware there is limited information with regards to the property information. Lease term 125 years from 19th August 1988. Annual Service Charge is £2,623.18 and annual Ground Rent is £100.





Total floor area 41.7 m<sup>2</sup> (449 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

**T 01795 533544**  
**E faversham@connells.co.uk**

7 Market Place  
 FAVERSHAM ME13 7AG

Property Ref: FAV103425 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2623.18

Ground Rent: 100.00

**view this property online [connells.co.uk/Property/FAV103425](https://www.connells.co.uk/Property/FAV103425)**

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.



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