

CHRISTOPHER HODGSON



**Faversham**

**To Let** £1,100 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Faversham

## *53 Edward Vinson Drive, Faversham, Kent, ME13 8FD*

This spacious and smartly presented first floor apartment enjoys a favourable position in a desirable modern development which is accessible to the town centre, recreation ground and Faversham railway station (0.8 miles).

The generous accommodation is arranged to provide an entrance hall with two useful storage cupboards, living room with a Juliet balcony, open plan to a sleek modern

kitchen measuring, two bedrooms and two bathrooms. The property also benefits from communal gardens, a cycle store and allocated parking.

No smokers. Available mid-January.



### LOCATION

Edward Vinson Drive is a popular residential location in the historic medieval market town of Faversham which offers an interesting mix of individual shops, restaurants, highly regarded schools, good local amenities and three weekly markets held on a Tuesday, Friday and Saturday. Mainline railway services are available at Faversham station (0.8 miles), with the High Speed Javelin service providing fast and frequent access to London St Pancras with a journey time of approximately 63 minutes as well as services to London Victoria with a journey time of approximately 75 minutes. Communication links are excellent with access to the A2 / M2 and subsequent motorway networks.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

Communal Entrance

Entrance Hall

Living Room Open Plan to Kitchen  
22'2" x 13'1" (6.76m x 3.99m)

Bedroom 1  
12'0" x 10'5" (3.66m x 3.18m)

En-Suite Shower Room  
8'2" x 3'8" (2.49m x 1.12m)

Bedroom 2  
9'5" x 7'6" (2.87m x 2.29m)

Bathroom  
7'5" x 5'7" (2.26m x 1.70m)

### Parking

Communal parking located in a courtyard to the side of the property and accessed via Edward Vinson Drive.

**HOLDING DEPOSIT**  
£253 (or equivalent to 1 weeks rent)

**TENANCY DEPOSIT**  
£1,269 (or equivalent to 5 weeks rent)

### TENANCY INFORMATION

For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website  
<https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

**CLIENT MONEY PROTECTION**  
Provided by ARLA

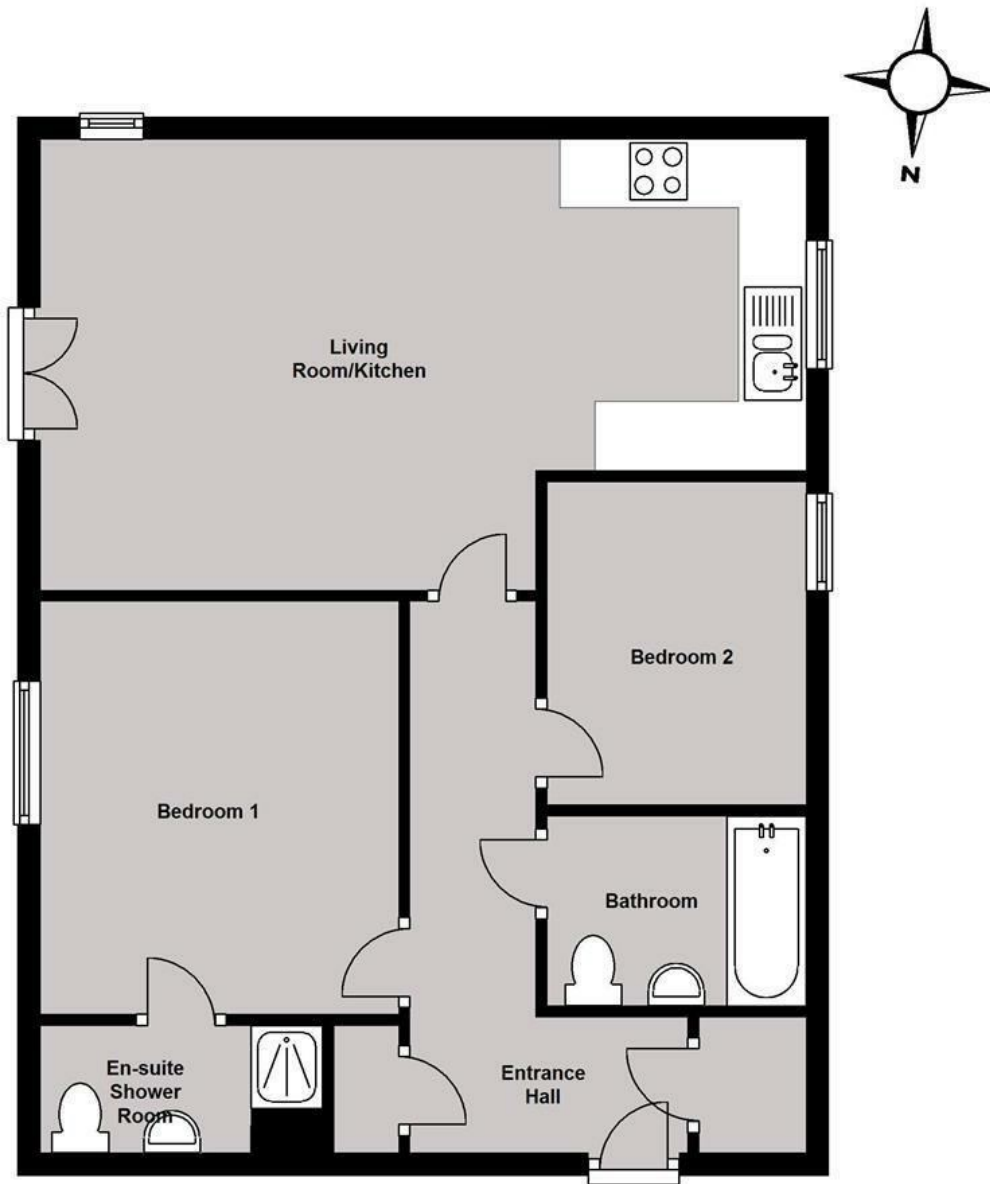
**INDEPENDENT REDRESS SCHEME**  
Christopher Hodgson Estate Agents are members of The Property Ombudsman





## First Floor

Approx. 60.4 sq. metres (650.0 sq. feet)



Total area: approx. 60.4 sq. metres (650.0 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,838.80.**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 kWh/m <sup>2</sup> per year A		
81-91 kWh/m <sup>2</sup> per year B		
61-80 kWh/m <sup>2</sup> per year C	81	83
41-60 kWh/m <sup>2</sup> per year D		
21-40 kWh/m <sup>2</sup> per year E		
1-20 kWh/m <sup>2</sup> per year F		
1-20 kWh/m <sup>2</sup> per year G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
Minimum energy  
performance  
requirements  
for buildings  
2010/2014

