



SAXON SHORE  
— ESTATE AGENTS —



## 28 Park View Lodge East Street, Faversham, ME13 8AY Offers in excess of £145,000

A one bedroom second floor warden assisted over 55's flat located in the ever popular Park View Lodge with views out onto the recreation ground. The accommodation comprises of, entrance hall, lounge/dining room with a small window overlooking at the recreation ground, kitchen, one bedroom and a shower room. In addition there is a communal lounge and residents laundry facilities. Outside is communal parking and garden areas.

Being so close to the town this is an ideal property for someone who is active and wants to be centrally located. Also benefiting from being sold with no chain we would expect strong demand, call now to arrange a viewing and avoid missing out.

## Entrance Hall



Communal Garden

## Lounge/Diner

17'6" x 16'0" (5.34 x 4.88)



## Kitchen

7'4" x 7'0" (2.24 x 2.15)



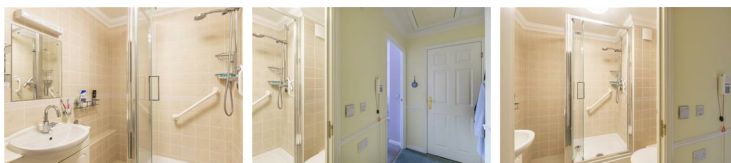
## Bedroom

12'10" x 8'10" (3.92 x 2.7)



## Shower Room

5'6" x 7'0" (1.68 x 2.15)



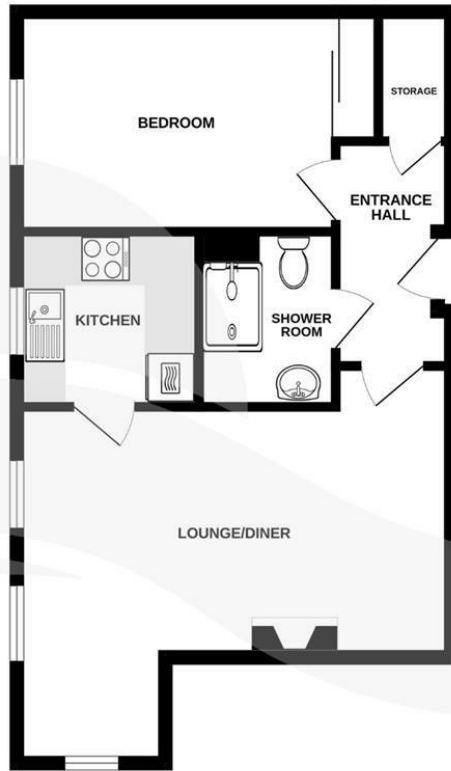
## Communal Sitting Room



View



FIRST FLOOR  
43.9 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA: 43.9 sq.m. (472 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

