

for sale

guide price **£180,000 - £190,000**



St. Pauls Avenue Faversham ME13 7PF

Beautifully renovated two-bedroom ground floor maisonette conveniently located in Faversham. Offering modern interiors, a stylish kitchen and bathroom, spacious accommodation, private entrance, and move-in ready condition. Please call the sole agent Connells for a viewing!



Situated in the popular residential location of St. Pauls Avenue, within easy reach of Faversham town centre and mainline railway station, this beautifully renovated two-bedroom ground floor maisonette offers stylish, contemporary living throughout and would make an ideal first-time purchase, investment opportunity, or downsizing home.

The current owners have thoughtfully refurbished the property to a high standard, creating a bright and welcoming home ready for the lucky new owner to enjoy. The accommodation comprises a spacious living room, a modern fitted kitchen with contemporary units and work surfaces, two well-proportioned bedrooms, and a stylishly appointed shower-room finished to an excellent standard.

Externally, the property benefits from its own private entrance and rear garden, offering a low-maintenance environment ideal for modern lifestyles.

Faversham's historic town centre, independent shops, cafés, restaurants, and excellent transport links are all within convenient reach. The mainline station provides regular services to London, making this an excellent choice for commuters.



ACCOMMODATION

Entrance Hall

Kitchen

Living Room

Bedroom One

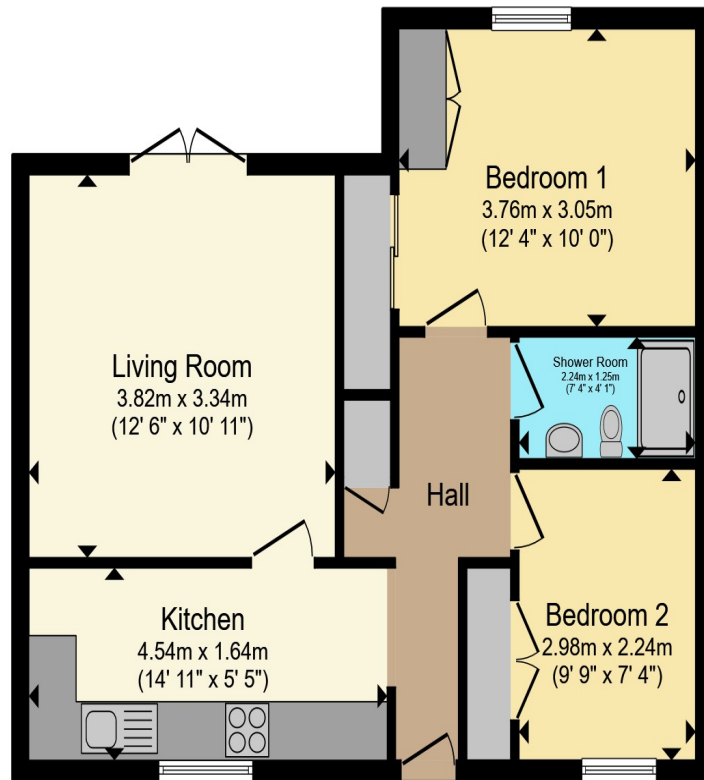
Bedroom Two

Shower Room

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 56.2 m² (605 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

Connells

To view this property please contact Connells on

T 01795 533544
E faversham@connells.co.uk

7 Market Place
 FAVERSHAM ME13 7AG

Property Ref: FAV103476 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: £615.00

Ground Rent: included in the Service Charge,

view this property online
connells.co.uk/Property/FAV103476

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Sep 1985. 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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