

for sale

£190,000



## Gange Mews Faversham ME13 7ED

A well appointed, two bedroom, top floor apartment located in a purpose built block for residents over the age of 55 only. Comprising a lounge, kitchen, shower room, two bedrooms and plenty of storage space. Communal rooms and gardens for all residents.



Located in the heart of Faversham is this spacious two bedroom apartment on the second floor in the popular Gange Mews development. The property is ideally located in the charming medieval town centre of Faversham, with all its shops local traders coffee shops and more on its doorstep! Comprising a spacious lounge area with room for a dining table, fully fitted kitchen and shower room.

Gange Mews itself offers a range of in house services and facilities, including a communal lounge, laundry room, guest rooms and resident manager assistance as required. There is also pull cords to rooms and intercom access. A lift to all floors is also available to reach the apartments.

The residents also benefit from the beautifully maintained communal grounds, including the pond, water features and established trees and flower borders, with seating around the grounds for the residents to sit, relax and socialise. Access to the apartment can be located from the gardens or from main entrance, while communal parking is available for guests and residents directly outside the development.



## Communal Entrance

Security entry phone. Stairs or lift to 1st and 2nd floors.

## Accommodation

### Entrance Hall

### Lounge

12' 3" x 10' 11" ( 3.73m x 3.33m )

### Dining Area

6' 8" x 5' 6" ( 2.03m x 1.68m )

### Kitchen

10' 8" x 6' 1" ( 3.25m x 1.85m )

### Bedroom 1

12' 3" x 10' 11" ( 3.73m x 3.33m )

### Bedroom 2

7' 6" x 7' 1" ( 2.29m x 2.16m )

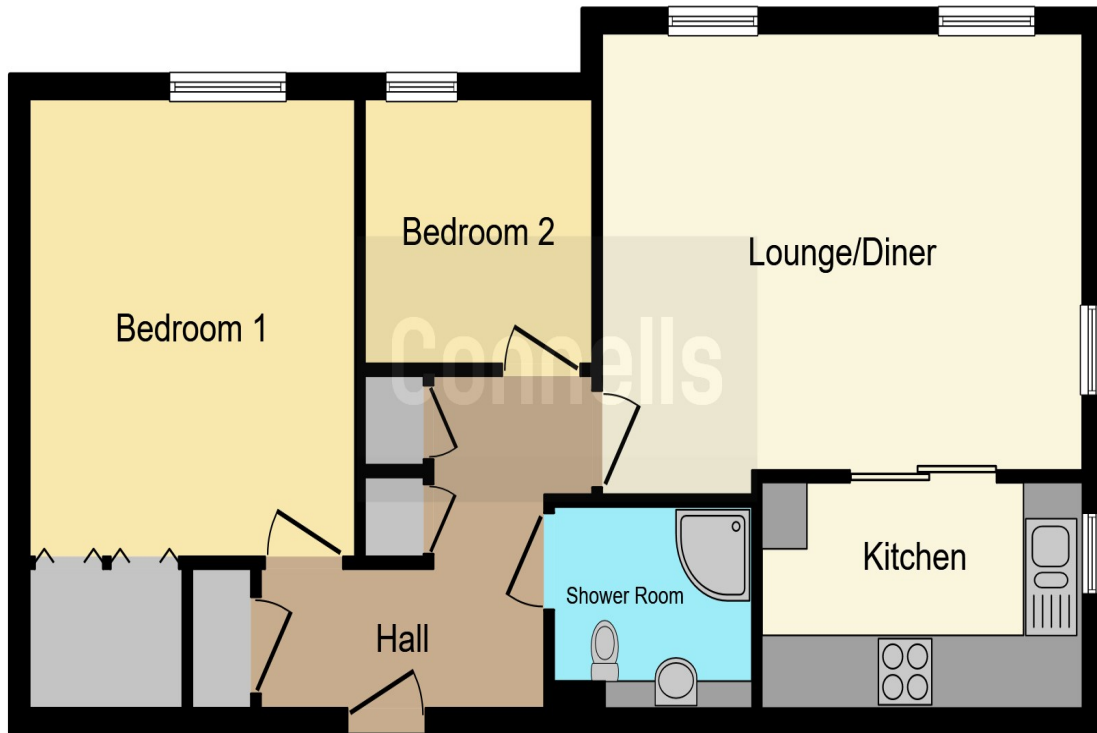
### Bathroom

6' 7" x 5' 5" ( 2.01m x 1.65m )

## Outside

The gardens are communal and consist of a superbly kept central courtyard with ornamental pond and seating areas interspersed. The exterior areas are well kept and are part of the annual service charge payable. Limited shared parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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

7 Market Place  
 FAVERSHAM ME13 7AG

Property Ref: FAV102538 - 0027

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: £3,350.40

Ground Rent: £100.00

**view this property online [connells.co.uk/Property/FAV102538](https://www.connells.co.uk/Property/FAV102538)**

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.

