

for sale

* £133,000



Tonite Lane Faversham ME13 7FX

SHARED OWNERSHIP Rarely available on the popular Faversham Lakes development. Three bedroom semi-detached house - NO CHAIN - Please contact Connells for more information.



Situated on the popular Faversham Lakes development in Faversham, this attractive family home offers stylish, practical living in a well-connected location close to the town centre, local schools, green spaces and excellent transport links.

The accommodation is well suited to families, professionals and commuters alike, offering a bright and welcoming layout designed for modern day living. The ground floor provides comfortable living room, ideal for relaxing or entertaining, together with a contemporary kitchen/dining area that creates a sociable heart of the home. Upstairs, the home offers three well-proportioned bedrooms and a modern family bathroom, making it a versatile home for growing families, guests or those needing space to work from home.

Families will appreciate the choice of nearby schools, including The Abbey School, Ethelbert Road Primary School, St Mary of Charity CofE Primary School and Queen Elizabeth's Grammar School, all listed within close proximity. The home is also well placed for access to the A2 and wider road network, with the surrounding Faversham area offering a strong balance of town, coast and countryside living.

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.



ACCOMMODATION

Entrance Hall

Cloakroom

Lounge

Kitchen / Diner

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Driveway

Front & Rear Garden

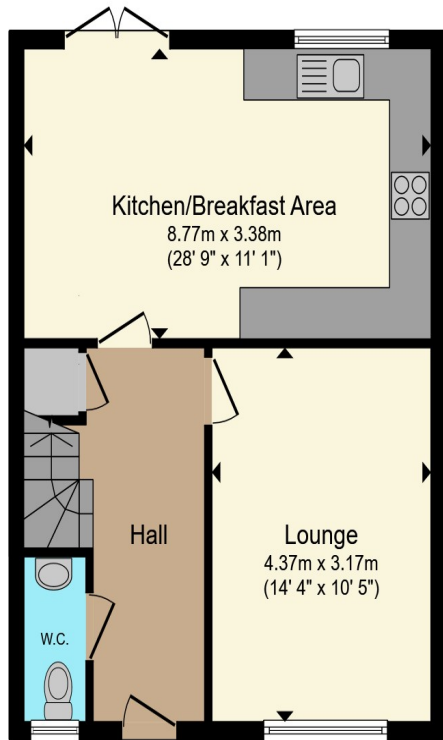
Agent's Note

We are aware that there are restrictions on title where permission from the housing association will be required for running a business, sub-letting, keeping boats, caravans and holiday home use. Please contact the branch who can make further enquiries on your behalf.

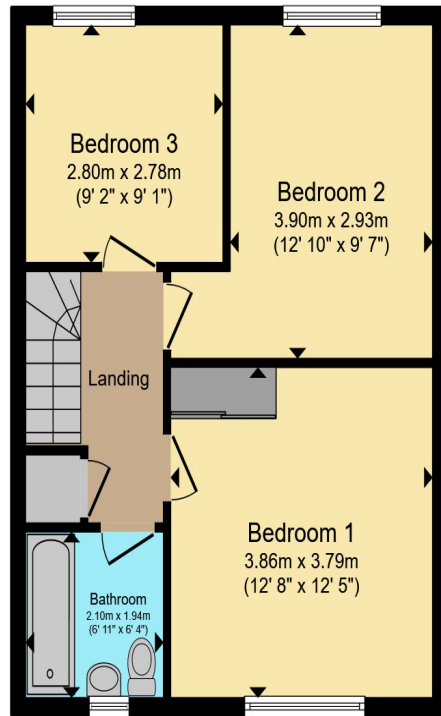
Shared Ownership Information

This property is currently under shared ownership in conjunction with West Kent Housing who have criteria for any purchase, the advertised price is for the sellers 35% share. £712.29 per month is paid to the Housing Association as rent for the retained share. (This includes service charge, ground rent, management fees). Please contact with West Kent Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.





Ground Floor



First Floor

Total floor area 92.5 m² (996 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

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7 Market Place
FAVERSHAM ME13 7AG

Property Ref: FAV103507 - 0003

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/FAV103507

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Oct 2021. 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.

