

CHRISTOPHER HODGSON



Faversham

To Let £1,050 PCM



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 has recently undergone full redecoration, and 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. Immediately Available.



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

£242 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,211 (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

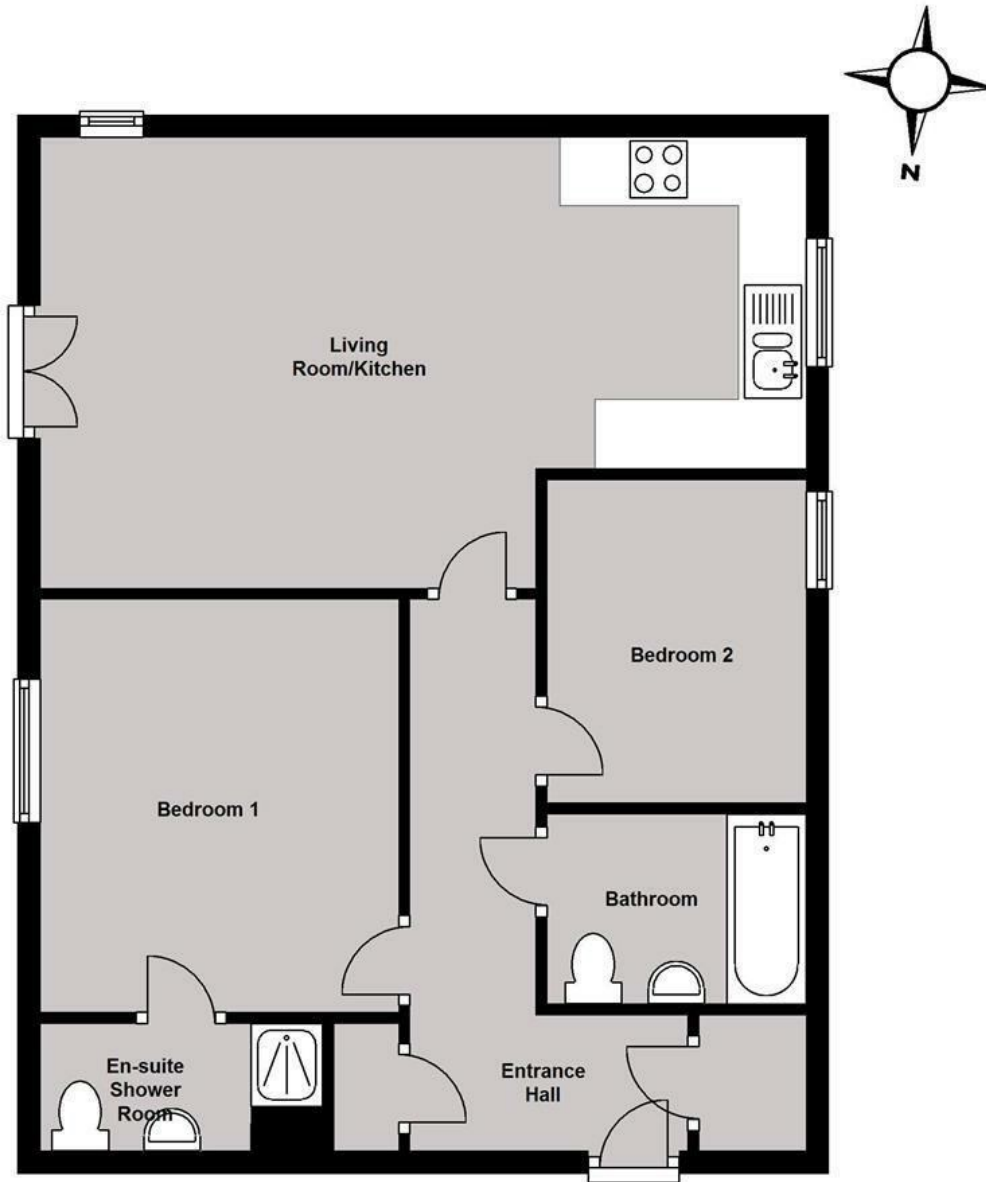
INDEPENDENT REDRESS SCHEME

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 2026/2027 is £1,838.80.

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Energy Efficiency Rating	
Current	Potential
 Current: A Potential: B	81 83
England & Wales <small>EU Directive 2002/91/EC</small>	

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