

for sale

£130,000



Park Court Abbey Fields Faversham ME13 8HY

SOLD TO RESIDENTS OVER THE AGE OF 55 ONLY, this spacious and well maintained, first floor apartment is set in a sought after location on the edge of Faversham. **THE HOME IS MOMENTS' WALK AWAY FROM LOCAL AMENITIES AND TRAIN STATION.** Providing lounge dining room, kitchen, double bedroom and bathroom.



This is a very well-presented first floor retirement apartment in a great location for the town centre and mainline station in a development specifically for the over 55's.

The apartment provides a bright and airy living space in the spacious lounge dining room and generous fitted kitchen area with fitted units and plenty of work surfaces.

There is a double bedroom and a bathroom with matching suite of bath with shower over, WC and wash hand basin.

The property is a purpose built block in a quiet road within walking distance of Faversham town centre, local newsagents and Tesco superstore moments away. Faversham's main line train station provides regular high speed services to London and the M2 is also nearby with access to Canterbury, Ashford and London. ** SEE AGENT'S NOTE BELOW*



ACCOMMODATION

Communal Entrance

Entrance Hall

Bathroom

Bedroom One

10' 5" x 10' 5" (3.17m x 3.17m)

Lounge / Dining Room

14' x 13' 7" (4.27m x 4.14m)

Kitchen

6' 10" x 13' 6" (2.08m x 4.11m)

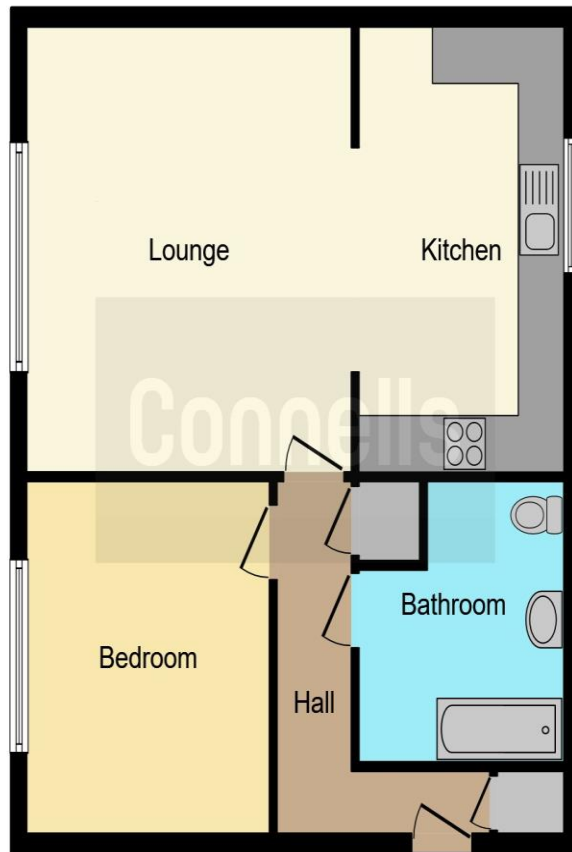
Outside

Communal gardens with a seating area. Resident's parking.

Agent's Note

The terms of the lease are 99 years from 1986 which means there are currently 60 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries





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: FAV103269 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 450.00

Ground Rent: 150.00

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This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Jan 1986. 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.

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