Connells

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for sale

guide price **£260,000**



Market Place Faversham ME13 7AG

This Grade II listed maisonette is offered for sale with no onward chain and the potential to buy with a long lease and share of freehold. Plenty of potential to use the large rooms spread over three floors, packed full of character and historical features dating back to 1570



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.







ACCOMMODATION

Entrance Hall

First Floor Landing

Cloakroom

Lounge

Office Area

Reception Area

Kitchenette / Wash Area

Store Room

Second Floor Landing

Bedroom One

Bedroom Two

Cloakroom

Kitchenette

Storage To Eaves

Loft Space

Agent's Note

This property is part of a larger title that includes another property that is not included in this sale. The creation of a new title for the property will be undertaken during the conveyance in preparation for completion. The advertised information has been provided by the vendor. We recommend that you seek confirmation of title terms and guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements. Your conveyancer will take the necessary steps and advise you accordingly

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.





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.focalagent.com





To view this property please contact Connells on

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7 Market Place
FAVERSHAM ME13 7AG

Property Ref: FAV103585 - 0006

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: B

view this property online
connells.co.uk/Property/FAV103585

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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