

for sale

Start Bid **£190,000**



Gange Mews Faversham ME13 7ED

A fantastic TWO BEDROOM GROUND FLOOR APARTMENT FOR THOSE OVER 60'S set in the popular Gange Mews development in the heart of Faversham with small terrace area to front plus courtyard gardens and communal facilities to enjoy. Being sold with NO ONWARD CHAIN.



Connells are delighted to offer to the market this fantastic two-bedroom, ground floor apartment set in the sought-after private retirement development of Gange Mews, conveniently located in the heart of the historic town of Faversham. The self-contained, leasehold property is available exclusively to those over 60 years of age and is being offered with NO ONWARD CHAIN.

This well-presented home offers everything you could wish for - a cosy kitchen area, a generous lounge with patio doors opening onto the sunny, beautifully maintained communal gardens, two spacious bedrooms and plenty of built-in storage. The property features safety pull-cord alarms throughout and an on-site Scheme Manager is available during the week. A host of in-house services and facilities is available, including a lounge and laundry room, and a guest apartment can be reserved, subject to demand. Communal parking for visitors and residents lies directly outside the development.

Faversham High Street is a stone's throw from the property, offering a wide range of shops and local amenities, and London and the Kent coast are easily accessible from Faversham train station, just a short walk away.



Communal Entrance

Security entry phone system

APARTMENT ACCOMMODATION

Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Shower Room

Outside

COMMUNAL AREAS

Access To Resident's Lounge

Laundry & Storage

Guest Room

available subject to availability

Courtyard Garden

AUCTIONEER'S COMMENTS

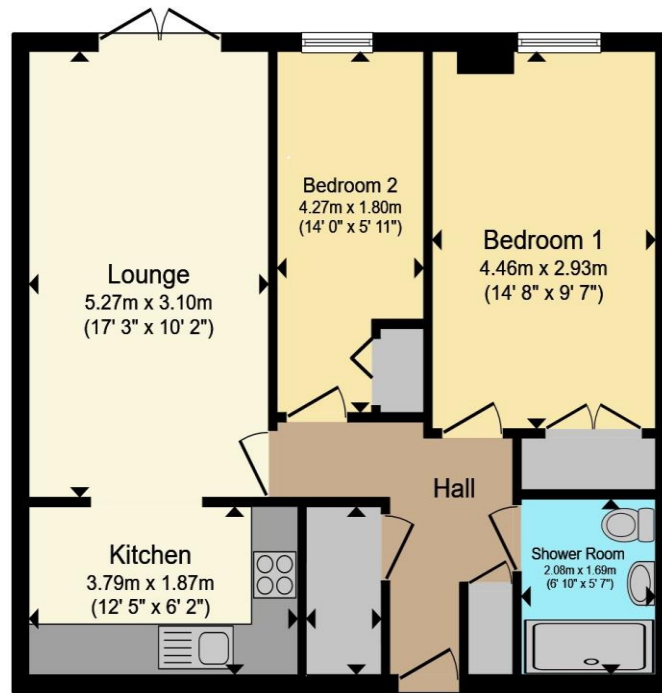
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria,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





Total floor area 59.6 m² (641 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

T 01795 533544
E faversham@connells.co.uk

7 Market Place
 FAVERSHAM ME13 7AG

Property Ref: FAV103378 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: £3,358.74 p/a

Ground Rent: £100.00 p/a

view this property online connells.co.uk/Property/FAV103378

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.

