



Leasehold



47A Court Street, Faversham ME13 7AL

- Exceptional Three Storey Period Maisonette
- Prime Location Overlooking Town Square
- Grade II Listed With Fine Period Features
- Beautifully Presented & Recently Renovated
- Three Bedrooms – Two Reception Rooms
- Stunning Bathroom With Claw Foot Bath
- Conveniently Situated In Town Centre
- Recently Extended 150 Year Lease

SITUATION:

Court Street is conveniently located right in the heart of Faversham's vibrant town centre. It boasts many listed and historic buildings and has been a part of the rich history of this quintessential market town for hundreds of years.

Faversham offers a wide variety of facilities including specialist shops, national retailers and three times a week the town square is filled with a bustling market. It has its own cinema, an indoor and outdoor swimming pool, a railway station with a high speed link to London St Pancras.

Together with the surrounding villages it has an excellent range of primary and secondary schools including Faversham's renowned Queen Elizabeth Grammar School. From Faversham Creek you can take the Saxon shore walk through areas of outstanding natural beauty, internationally important nature reserves and coastal walks on to the harbour town of Whitstable.

Faversham also has excellent road links to London and the Coast via the M2 (1 mile) and M20 connecting to the M25 motorway network. The City of Canterbury is approximately 10 miles away and this also has a wide range of shopping, educational and leisure facilities.

The city of Canterbury is approximately 10 miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities.



DESCRIPTION:

An exceptional three bedroom period maisonette with spacious and well planned accommodation spread over three floors, situated in the very heart of Faversham, overlooking the bustling town square. The apartment forms part of a beautiful Grade II Listed building, which dates back to the 16th century and exhibits some wonderful period features, such as many fine exposed beams and timbers and several fireplaces throughout the property.

The maisonette has recently undergone an extensive programme of refurbishment, with improvements such as a new boiler, updated electrics, new carpets and a new kitchen and bathroom combining with the natural charm of the property to produce a well appointed yet characterful interior.

The maisonette enjoys its own entrance from Court Street, with a striking red front door opening into a spacious and welcoming



reception hall. This has a tiled floor, a feature fireplace and extensive bespoke storage cupboards for coats and shoes.

A staircase rises to the first floor and a wide, central landing with a lovely cast iron fireplace. There are two very generously proportioned reception rooms (a sitting room and a dining room), both with beautiful marble fireplaces, exposed beams, traditionally styled radiators and sash bay windows with bespoke shutters overlooking the town square.

The kitchen has been fitted with an excellent range of traditionally styled wall and floor units, set around granite effect work surfaces, a range of integrated appliances and attractive ceramic wall tiles and is wonderfully light and airy with another pleasant bay window.

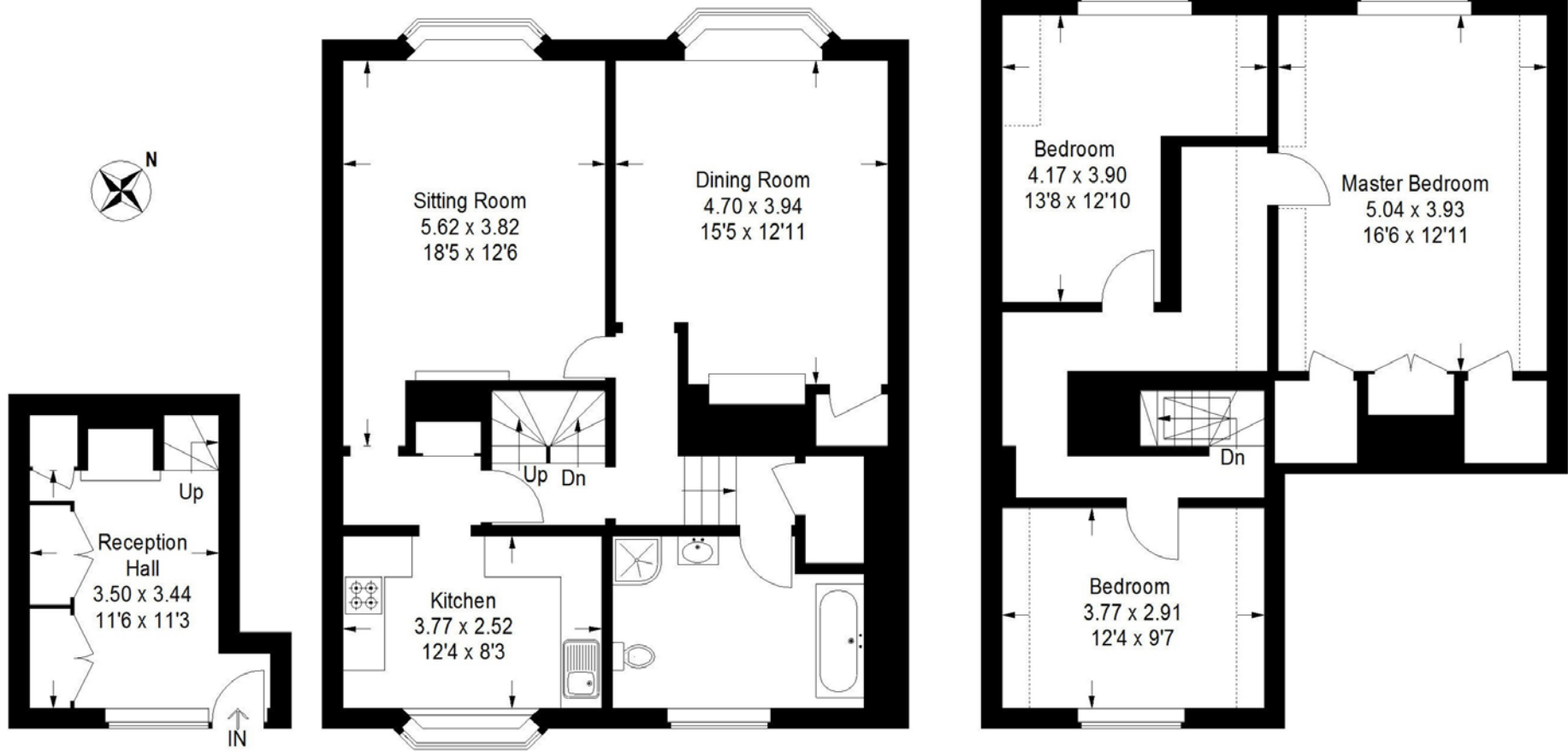
From the main landing, some steps lead up to a small half landing and the family

bathroom. This has been luxuriously fitted with a traditionally styled 'Burlington' suite, including a walk-in double shower enclosure and a spectacular rolled top, claw foot bath.

Another staircase rises to a large, central landing on the second floor and three well proportioned bedrooms. The master bedroom is a particularly large double room (currently used as an office) with ample built-in wardrobes and storage and views over the town square.

AGENTS NOTE:

The property is Grade II Listed. We understand from the vendor that the lease was extended in 2017 to 150 year term. The ground rent is approx. £10 per annum and the building insurance is £200 per annum, however there is no annual maintenance charge to pay.



TOTAL FLOOR AREA: 1651 sq. ft (153 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
C



GENERAL INFORMATION
All mains services are connected

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