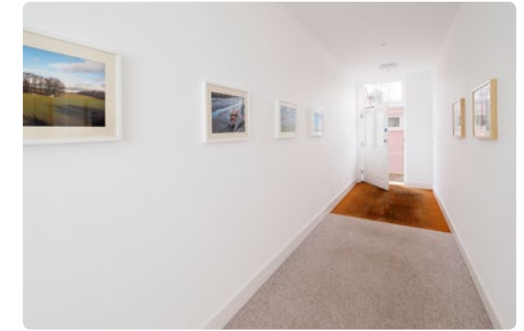




Leasehold



2 The Chapel, Abbey Place, Faversham ME13 7BG

- Chain Free One Bedroomed Apartment
- Converted Chapel With Period Features
- Open Plan Living Room With Beautiful Sash Windows
- Dual Aspect Double Bedroom With Walk-in Wardrobe
- Splendid Communal Area With Vaulted Ceilings
- Impressive Amount Of Loft Storage Space
- Positioned Between The Town Centre & Quayside
- Close To The Train Station With Links To London

SITUATION:

The property is beautifully positioned in Abbey Place which sits between the town centre and the Quayside.

This area has a lovely community feel, with local pubs, cafes and two excellent Italian restaurants within a few minutes' walk.

The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross

and a high-speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London.

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.

Eight minutes on the train will bring you to 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.

Margate can be reached in less than half an hour by direct train. It offers beautiful beaches combined with art galleries, vintage shops, cool cafes and trendy restaurants.



DESCRIPTION:

A delightful one-bedroom apartment, situated on the first floor of a chapel that dates back to the late 1800's and was converted into six high specification apartments in 2011.

This bright and airy apartment offers a contemporary finish combined with period features such as high ceilings, arched sash windows and a characterful exterior.

Abbey Place is in a sought-after location just off historical Abbey Street which lies at the foot of the market town centre. Situated in the heart of a thriving community and just moments from the Quay, good restaurants, coffee shops and public gardens, everything is conveniently on the doorstep.

There is a striking wrought iron gated entrance that blends with the architecture of this impressive building, this leads one to the main entrance for the first-floor apartments. The doorway opens into a beautifully presented communal hallway with stairs that



lead to the first floor, there is a stunning arched window that allows light to flood through and showcase the vaulted beamed ceiling.

Number two is located to the left of the elevated landing and the doorway opens into a private hallway which leads down to the open plan living area.

Wood effect flooring has been laid seamlessly throughout, high ceilings and whitewashed walls frame the splendid wooden sash windows and allows this room to feel incredibly light and airy.

On the far side there is an array of gloss kitchen units which integrate all main appliances including an electric oven and gas hob.

In the hallway there is a utility cupboard where there is room for laundry appliances, adjacent to this there is a well-appointed

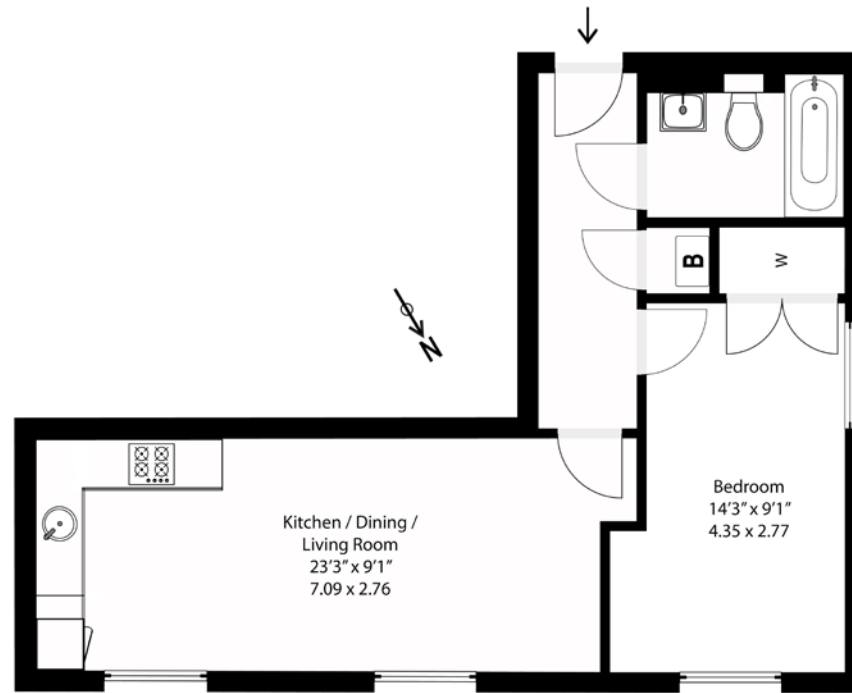
bathroom with attractive tiles, a rainfall shower over the bath and a modern countertop basin.

The dual aspect bedroom is a generously proportioned double and benefits from a walk-in wardrobe and has a stunning wooden framed arched window looking out to the west of the property.

From the hallway there is a loft hatch with pull down ladder which leads to a fully boarded loft space which covers the full footprint of the apartment and offers a substantial amount of storage.

AGENTS NOTE:

We understand from the vendors that there is 125 years remaining on the lease from 2011, currently leaving 114 years left. There is an annual maintenance charge of approx. £1200 and £300 ground rent.



TOTAL FLOOR AREA: 449 sq. ft (42 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
B



GENERAL INFORMATION
All main services are connected. Approx. £1230 annual service charge and ground rent.

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