



Freehold



## 12 St. Marys Court, Faversham ME13 8AZ

- Grade II Listed Characterful Dwelling
- Two Bedrooms & large Loft Room
- Almost 1000 Sq.Ft Of Accommodation
- Flourishing In Period Features
- Stunning Arched Windows & Vaulted Ceilings
- Enchanting Setting & Communal Gardens
- Off Road Parking & A Moments Walk Into Town
- High Speed Service Into London

### SITUATION:

The property is conveniently situated in Church Road, which enjoys an extremely central location, easy walking distance of Faversham's mainline railway station and thriving medieval town centre.

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.

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 and is 8 miles away.



**DESCRIPTION:**

A two bedroomed grade II listed freehold dwelling set within a 19th century period conversion which is bursting with character and flourishing in unique and quirky features.

There are sixteen properties in St Marys Court all of which benefit from off road parking and share stunning communal gardens nestled within the historic flint building which once served as Faversham's national school.

Situated on Church Road, just moments from the bustling market square, and Faversham train station which has high speed links to London.

There is almost 1000 sq.ft of extraordinary beautiful accommodation with the opportunity to further enhance and modernise.

The handsome front door opens into a splendid living area with vaulted beamed ceilings and beautiful arched windows, which

have stylish flint art nouveau styled characteristics. There is a wall between the kitchen and living room which has internal windows allowing light to flood through the space.

The kitchen has an array of wall and floor units which have been finished with terrazzo stone effect work tops and attractive pale green tiles. All appliances are free standing along with a small island whilst the Bosch oven is integrated with gas hob.

The downstairs space is further complemented by two bedrooms, a cloakroom and a well-appointed bathroom which has a shower over bath and has been finished with mosaic tiles.

Stairs rise to a loft room which is currently used an office/hobby room, eaves have been built into the space and a false wall has been installed, with further enhancements the room could offer more floor space and potentially be fully converted STPC.

**OUTSIDE:**

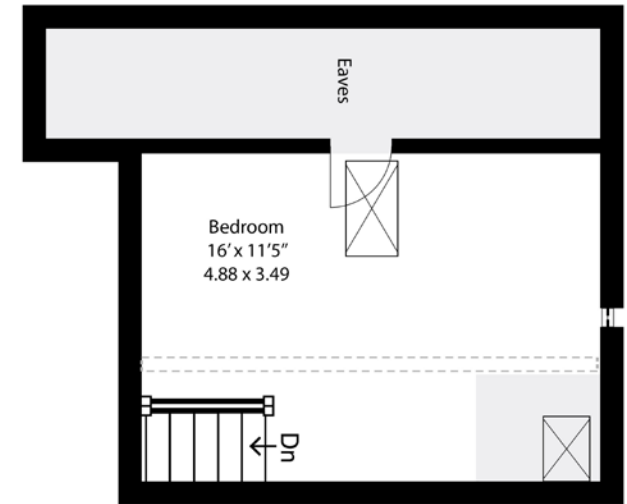
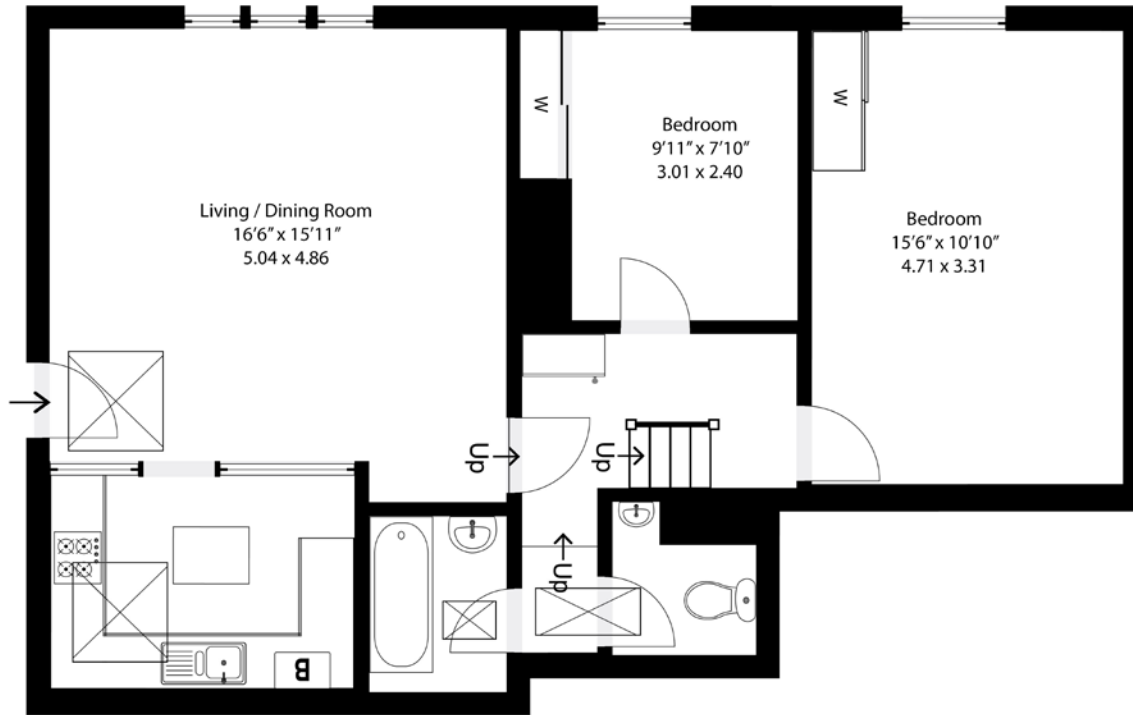
Directly from the front door there is a small courtyard with a seating area surrounded by established shrubs and small potted flowers. In the centre of St Marys court there is a large stretch of lawn encompassed by a small brick wall, the pathway runs around the edge and is bordered by beautiful flower beds which are maintained by a weekly gardener.

The façade is particularly attractive with intricate flint work, and romantic arched windows with leadlight glass. There is ample parking at the rear, however the location is exceptionally central and allows one to walk to shops, bars, the market, bus stations and Faversham train station with excellent links to London.

**AGENTS NOTE:**

Freehold property. There is a monthly charge of £30 for the upkeep of the communal gardens.





TOTAL FLOOR AREA: 940 sq. ft (87 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
All services are mains connected. No ground rent  
£30 monthly gardening maintenance charge

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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