



Leasehold



31 Thomas Neame Avenue, Faversham ME13 8FG

- Spacious First Floor Apartment
- Two Bedrooms & Two Bathrooms
- Open Plan Living Area With Juliet Balcony
- Potential To Add Value By Making Further Enhancements
- Exceptionally Energy Efficient
- Moments From A Beautiful Gated Park
- Ten Minute Walk To Faversham Train Station
- High Speed Links To London

SITUATION:

The property is conveniently situated in Thomas Neame Avenue, 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 spacious first floor apartment just a stone's throw from the beautiful, gated recreation park and just a ten-minute walk to both the medieval market town and the train station with its high speed links to London.

The property is exceptionally energy efficient with high levels of insulation, double glazing, low energy lighting and gas central heating giving it a high rating of a B which has reduced energy bills and in turn contributes to greener living.

The living area is configured making the most of southerly facing Juliet balcony allowing natural light and energy to flood through. The two bedrooms are placed either side of the hallway with a well-appointed family bathroom and ensuite to the double.



The apartment was built in 2009 and has been incredibly well looked after by the current owner who has recently enhanced and improved the accommodation by laying new carpets and decorating throughout. There is however potential to add value if one wanted to make further improvements.

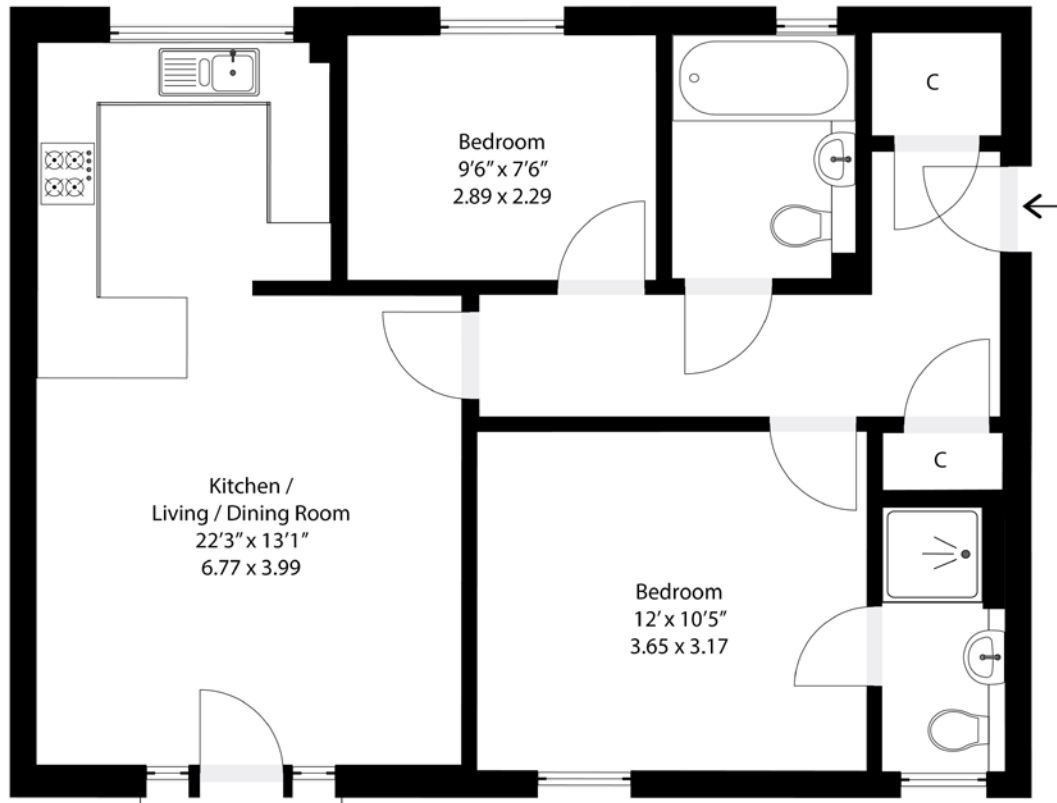
The communal area has stairs which to lead to the first floor, the apartment door opens into a bright and airy hallway with several doors leading to the bedrooms and a well-appointed family bathroom. The main bedroom is a double and has an ensuite shower room.

The dual aspect living area is completely open plan with Juliet balcony, the breakfast bar peninsular creates division between cooking and relaxing. There is an array of wall and floor units which are arranged around several areas for freestanding appliances which could be left with the sale of the property.

There is ample parking, directly outside the apartment and communal gardens as well as bike storage and bin store.

AGENTS NOTE:

The ground rent is approximately £250 per year whilst services charges average out at around £150 per month. We believe there is 125 years left remaining on the lease from 2008



TOTAL FLOOR AREA: 667 sq. ft (62 sq. m)



EPC RATING
B



COUNCIL TAX BAND
B



GENERAL INFORMATION
All services are mains connected

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

