



FOUNDATION

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Flat 4, Lacel House, 63 London Road, Teynham ME9 9QW

1 BEDROOM | 1 BATHROOM | 1 RECEPTION

Leasehold



Flat 4, Lacel House, 63 London Road Teynham ME9 9QW

- Spacious First Floor Apartment
- Almost 800 Sq.Ft Of Accommodation
- Creatively Presented Throughout
- Open Plan Living Area
- Long Lease
- Allocated Parking Space
- An Abundance Of Rural Walks On Your Doorstep
- Moments From The Mainline Train Station

SITUATION:

The thriving village of Teynham benefits from numerous local shops (including two supermarkets), several pubs, a restaurant, a library, a primary school and a mainline train station which offers regular commuter services to London's Victoria, a fast service to St. Pancras International and a regular service to the coast. The village also enjoys excellent road links to London and the coast via the A2 and the nearby M2 motorway.

The charming nearby market town of Faversham (approx. four miles) offers a wide range of high street shops and independent retailers which adorn its attractive high street and its 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 cathedral city of Canterbury is just 13 miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.



DESCRIPTION:

A bright, airy and exceptionally spacious first floor apartment with off road parking and moments from the mainline train station with links to London.

The property is being sold with a long lease and has been recently improved by the current owners who have an eye for interior design and created a bohemian style abode which is flourishing in character and fine decor.

There is almost 800 sq.ft of well configured accommodation, which includes a substantial double bedroom, an open plan living area which leads to a well-appointed kitchen.



The entrance is set back from the road adjacent to the allocated parking space, stairs ascend to a split-level landing, where there is room for coats and shoes.

The main hallway with skylight leads to the living area which is flooded with natural light from the floor to ceiling windows. The kitchen is tucked around the corner with white units which integrate an oven and gas hob.

From the hallway there is a wonderfully large double bedroom with bathroom adjacent this comprises of a shower over bath, WC and basin.

AGENTS NOTE:

The property is being sold with a long lease; we believe there is 125 years remaining from March 2014. The maintenance charges are approx. £150 a month whilst the ground rent is £150 per year.

OUTSIDE:

There is a paved communal area as well as an allocated parking space, Lacel House is positioned well for rural walks linking with Lynsted and Conyer both just over a mile away.

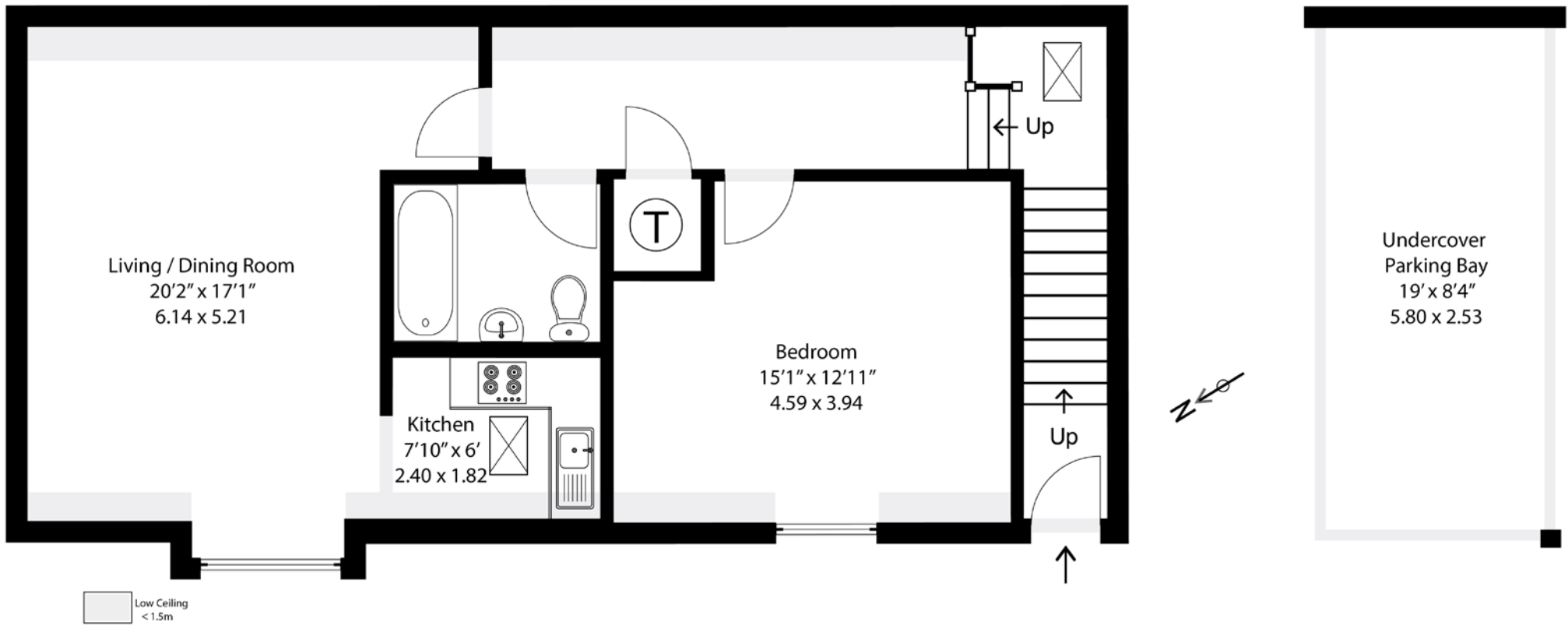


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 979 sq. ft (91 sq. m)
APARTMENT: 773 sq. ft (72 sq. m)
PARKING: 206 sq. ft (19 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
A



GENERAL INFORMATION
All services are mains connected
125 years lease from March 2014

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