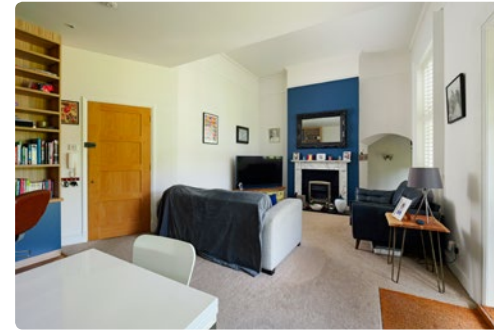




Freehold



Flat B, Courtenay House, Dunkirk ME13 9LF

- Splendid Ground Floor Apartment
- Brand New Sleek Shower Room
- Double Bedroom With Fitted Wardrobes
- Recently Installed Kitchen With Many Integrated Appliances
- Open Plan Living Area With Marble Surround Fireplace
- High Ceilings & Large Sash Windows
- Direct Access To The Communal Gardens
- Ample Parking & Regular Buses Into Canterbury & Faversham

SITUATION:

The property is situated in the popular village of Dunkirk. It is approximately three miles east of Faversham and five miles west of Canterbury. Dunkirk has a new village hall, two garden centres, a farm shop and the Red Lion public house. Its neighbouring village of Boughton-under-Blean has a long main street with a post office, village store, churches, a well-regarded primary school, hairdressers and several pubs and restaurants. The villages are very closely linked and share a real sense of community.

Dunkirk is close to the A2 which gives easy access to the motorway network. There is a regular bus service through the village to Canterbury and Faversham and the railway stations at both Canterbury and Faversham offer a regular service to London Victoria and Charing Cross as well as a high-speed link to London St Pancras.

The nearby town of Faversham has a thriving High Street with a variety of independent traders as well as well-known brands and three times a week the town has a bustling market. The town has several well-regarded primary schools as well as the renowned Queen Elizabeth Grammar School and good leisure facilities including an indoor/outdoor swimming pool, a cinema, and a large recreation ground.

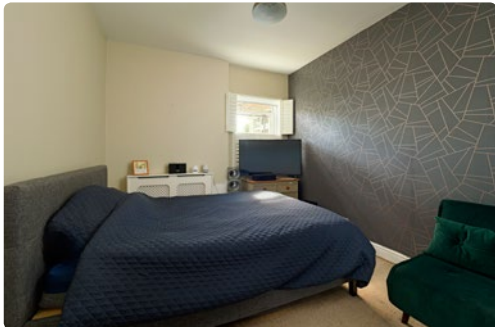
The cathedral city of Canterbury offers an even wider array of shopping, leisure, and educational amenities, including a selection of state and private schools, three universities, the White Friars Shopping Centre, the Marlowe theatre and two hospitals.



DESCRIPTION:

A spectacular historic building with an imposing facade, Courtenay House has been sympathetically divided into just eleven apartments which share extensive manicured grounds and is beautifully positioned between Faversham and Canterbury.

Here we present a splendid one-bedroom, ground floor apartment which has been creatively presented with bold décor, plantation shutters, a new sleek kitchen and brand new shower room.



These modern enhancements complement the features which flourish throughout and include, sash windows, exposed brickwork, intricate architrave and high ceilings.

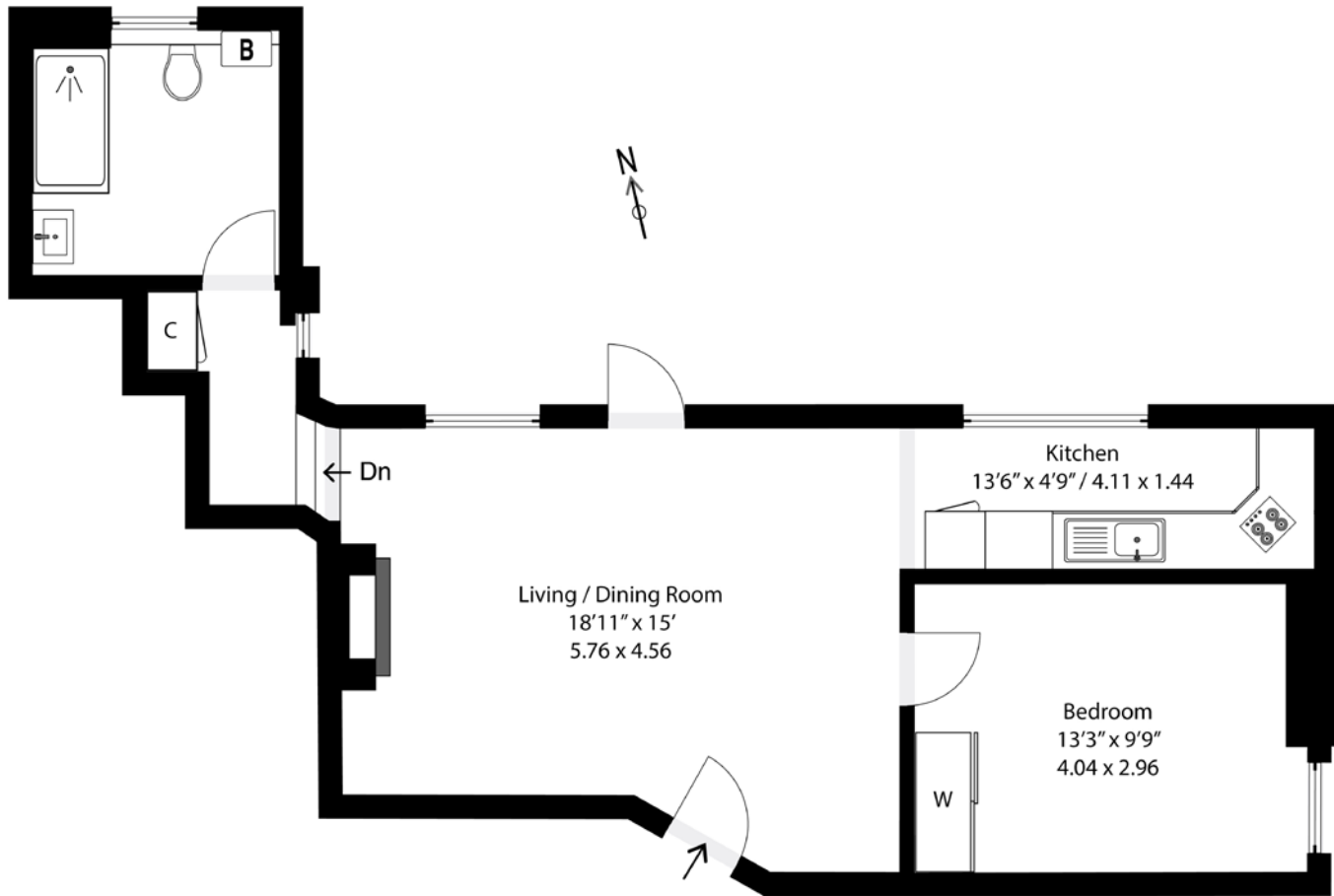
Courtenay House is entered via a grand arched doorway, which opens into a large reception hall with detailed ceilings dressed in original cornicing. From here, a further door opens into another hallway, with an attractive staircase to the first floor and doors leading to apartments on the ground floor.

The open plan living room has a marble fireplace surrounded which encompasses an electric fire, a large window overlooks the garden whilst bespoke shelving offers additional storage and an area for working. A recently installed kitchen has an array of wall and floor units integrating a double oven, fridge freezer, induction hob, integral bins and inset sink with a mixer tap and filter function.

The space is finished with downlights illuminating the sleek Quartz worktops. A double bedroom benefits from fitted wardrobes and a window dressed in plantation shutters, this is further enhanced by a brand-new sleek Thompson & Leigh shower room, with wall mounted toilet.

OUTSIDE:

Courtenay House occupies over an acre of communal grounds, there is ample parking to the front whilst the rear is mainly laid to lawn and surrounded by mature trees. Apartment B has direct access to the garden from the rear door in the living area, which steps out onto a terrace that leads to the expanse of lawn.



TOTAL FLOOR AREA: 555 sq. ft (52 sq. m)



EPC RATING
D



COUNCIL TAX BAND
A



GENERAL INFORMATION
999 year lease from 2004
approx £152 per month maintenance charges

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

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

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