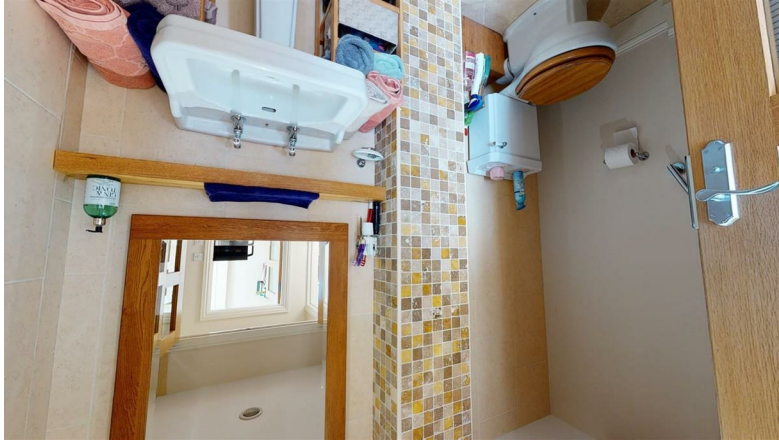


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

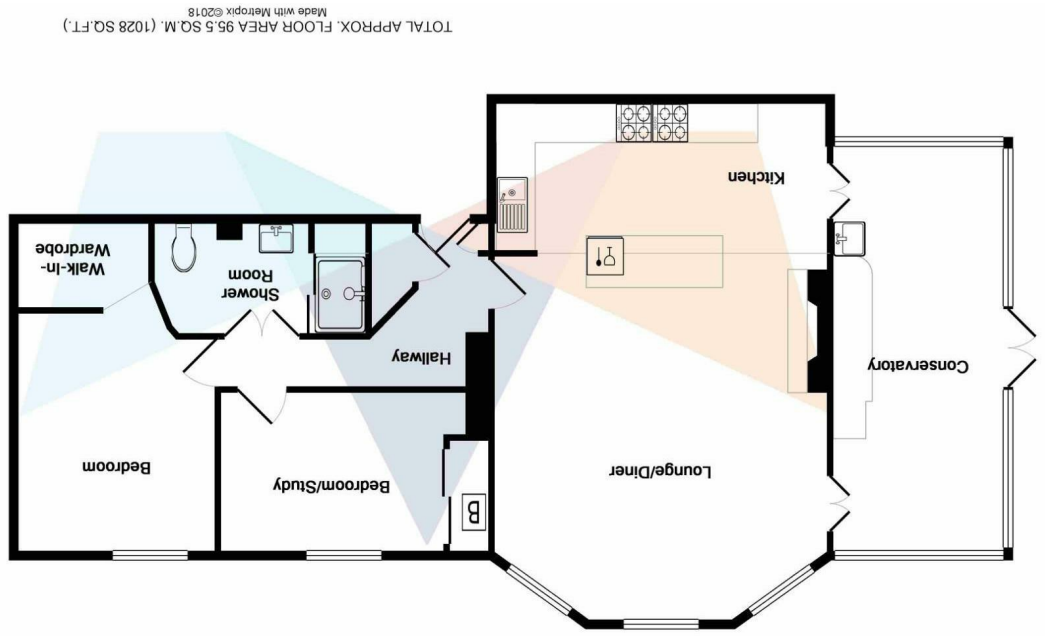


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (93-100)
Energy efficient	B (81-92)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
	H (0)

miles & barr
YOUR PROPERTY AGENT

4 Limes Place Preston Street, Faversham, ME13 8PQ
t: 01795 507111 e: faversham@milesandbarr.co.uk

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FAVERSHAM
FLAT A COURTENAY HOUSE LONDON ROAD



FLAT A COURTENAY HOUSE LONDON ROAD
FAVERSHAM

OFFERS IN EXCESS OF £280,000

- Stunning Two bedroom Apartment
- Stunning Open Plan Reception Room
- High Ceilings
- Conservatory
- Ample Driveway Parking

ABOUT

STUNNING TWO BEDROOM APARTMENT SET WITHIN VILLAGE LOCATION WITH AMPLE PARKING

Miles and Barr are delighted to offer to the market this two bedroom ground floor apartment. The vendors have undertaken a meticulous program of renovation and improvement to include a bespoke fitted kitchen with large granite island unit separating the kitchen from the main living area. The sitting room / dining has a fantastic light and airy feel, boasting a large, triple bay window to the front allowing plenty of light into the room. With high ceilings and decorative cornice work this large reception room is the 'hub' of the property. Unusual for an apartment, there is a large conservatory to the side which is perfect for a utility room or even a breakfast room. An internal hallway leads to two bedrooms, the master boasts a walk in wardrobe and high ceilings. The bathroom was refitted to create a superb shower room having double shower, wash hand basin and low level W.C. To the rear of the property lies a large communal garden, laid to lawn with trees and shrubs and to the front, ample parking on the sweeping graveled driveway.

This home has a most fantastic bright and airy feel and a compliment to the owners who have worked sympathetically to create a superb home within this magnificent building.

Please check out the virtual tour to appreciate all on offer and then call Miles & Barr on 01795 507111 to arrange your viewing.

DESCRIPTION

Entrance

Entrance Hall

Lounge/Diner 18'9 x 17'1 (5.72m x 5.21m)

Kitchen 17'1 x 7'10 (5.21m x 2.39m)

Conservatory 20'11 x 9 (6.38m x 2.74m)

Inner Hall

Bedroom One 13'8 x 10'4 (4.17m x 3.15m)

Walk in Wardrobe

Bedroom Two 13'10 x 8'5 (4.22m x 2.57m)

Shower Room 8'1 x 5'11 (2.46m x 1.80m)

Driveway

Rear Communal Lawns

LOCATION

Boughton and Dunkirk are ideally situated almost equidistant between Faversham and Canterbury. Highly popular and with excellent access to the M2 and London, the villages of Boughton and Selling both boast popular primary schools, a selection of pubs and restaurants, village shops and bus stops serving both Faversham and Canterbury. There is also a local fruit & vegetable store, and village post office.

From Dunkirk and Boughton there are some lovely walks either deep into the Kent countryside or north towards the coast, and for garden lovers there is an excellent local garden centre.

