



Faversham

To Let **£1,025 PCM**

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Faversham

21 Thomas Neame Avenue, Faversham, Kent, ME13 8FG

A comfortably proportioned and smartly presented Coach House apartment occupying the first floor of this detached building and benefiting from its own private ground floor entrance.

The property is situated on a desirable modern development, close to the town centre, recreation ground and Faversham station which is less than a mile distant. The bright and spacious accommodation is arranged to provide an entrance hall, living room open plan to kitchen, two bedrooms and two bathrooms.

The private rear garden extends to 36ft (11m) and enjoys a South Westerly aspect. The property benefits from one allocated parking space.

No smokers or pets. Available from early June.



Location

Thomas Neame Avenue is a popular residential location in the historic medieval market town of Faversham which offers an interesting mix of individual shops, restaurants, highly regarded schools, good local amenities and three weekly markets held on a Tuesday, Friday and Saturday. Mainline railway services are available at Faversham station, approximately 0.8 of a mile distant with the High Speed Javelin service providing fast and frequent access to London St Pancras with a journey time of approximately 68 minutes as well as services to London Victoria with a journey time of approximately 75 minutes. Communication links are excellent with access to the A2 / M2 and subsequent motorway networks.

• Entrance Hall

9'11" x 6'6" (3.02m x 1.98m)
at maximum points.

• First Floor Landing

13'3" x 4'0" (4.04m x 1.22m)
at maximum points.

• Kitchen/Sitting/Dining Room

22'3" x 11'8" (6.78m x 3.56m)
at maximum points.

• Bedroom 1

13'8" x 12'8" (4.17m x 3.86m)
at maximum points.

• En-Suite Shower Room

6'5" x 6'0" (1.96m x 1.83m)
at maximum points.

• Bedroom 2

12'7" x 7'2" (3.84m x 2.18m)

• Bathroom

7'6" x 5'8" (2.29m x 1.73m)
at maximum points.

• Rear Garden

36'0" x 16'0" (10.97m x 4.88m)
at maximum points.

• Parking

One allocated parking space to the side of the property, accessed from Thomas Neame Avenue.



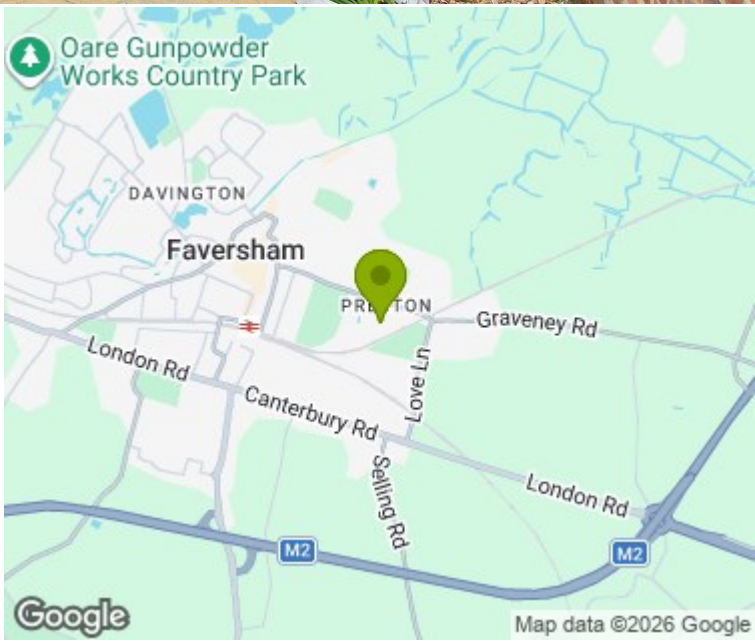
Holding Deposit
£236 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,182 (or equivalent to 5 weeks rent)

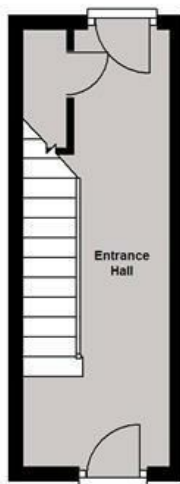
Tenancy Information
For the full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman

Client Money Protection
Provided by ARLA



Ground Floor
Approx. 12.4 sq. metres (133.1 sq. feet)



First Floor
Approx. 71.3 sq. metres (767.0 sq. feet)



Total area: approx. 83.6 sq. metres (900.1 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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