

CHRISTOPHER HODGSON



Faversham

To Let £1,100 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Faversham

53 Edward Vinson Drive, Faversham, Kent, ME13 8FD

This spacious and smartly presented first floor apartment enjoys a favourable position in a desirable modern development which is accessible to the town centre, recreation ground and Faversham railway station (0.8 miles).

The generous accommodation is arranged to provide an entrance hall with two useful storage cupboards, living room with a Juliet balcony, open plan to a sleek modern

kitchen measuring, two bedrooms and two bathrooms. The property also benefits from communal gardens, a cycle store and allocated parking.

No smokers. Available mid-January.



LOCATION

Edward Vinson Drive 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 (0.8 miles), with the High Speed Javelin service providing fast and frequent access to London St Pancras with a journey time of approximately 63 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.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

Communal Entrance

Entrance Hall

Living Room Open Plan to Kitchen
22'2" x 13'1" (6.76m x 3.99m)

Bedroom 1
12'0" x 10'5" (3.66m x 3.18m)

En-Suite Shower Room
8'2" x 3'8" (2.49m x 1.12m)



Bedroom 2
9'5" x 7'6" (2.87m x 2.29m)

Bathroom
7'5" x 5'7" (2.26m x 1.70m)

Parking
Communal parking located in a courtyard to the side of the property and accessed via Edward Vinson Drive.

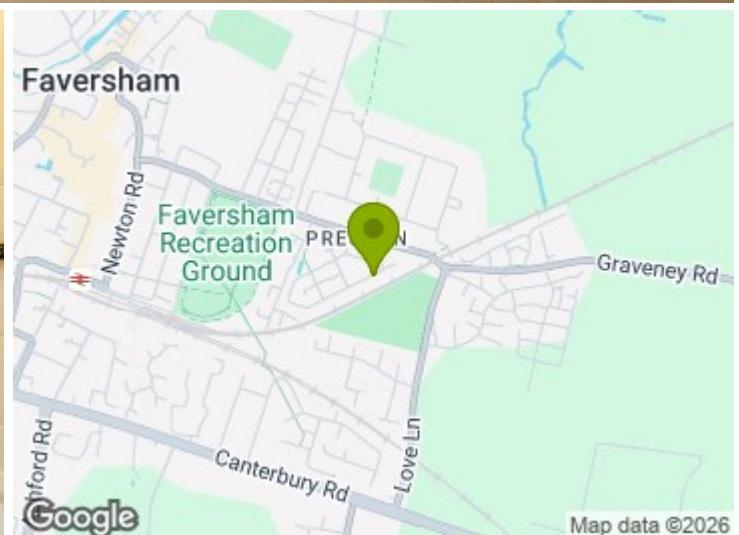
HOLDING DEPOSIT
£253 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,269 (or equivalent to 5 weeks rent)

TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website
<https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

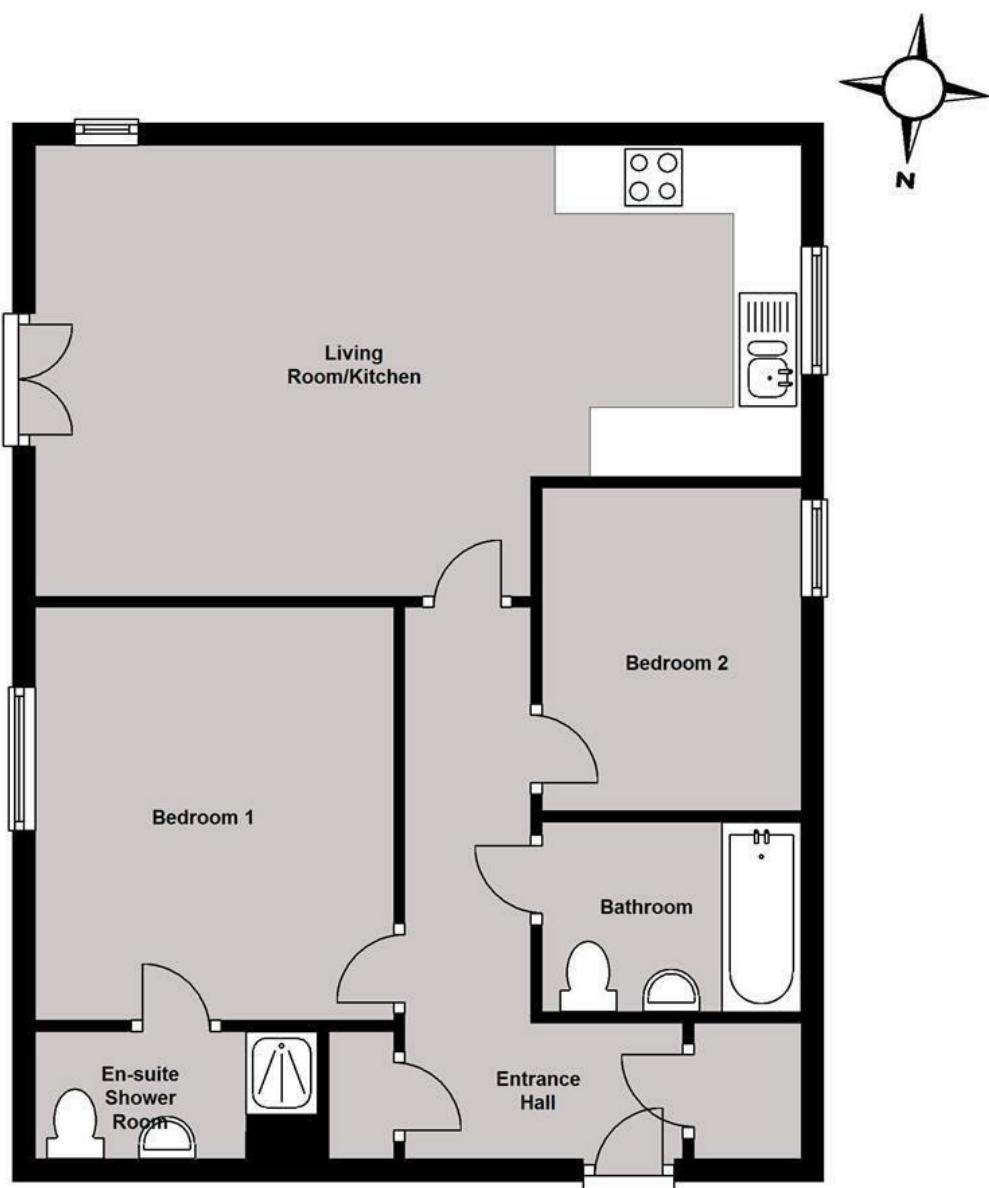
CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman



First Floor

Approx. 60.4 sq. metres (650.0 sq. feet)



Total area: approx. 60.4 sq. metres (650.0 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,838.80.

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Energy Efficiency Rating		Current	Desired
Very energy efficient - over rating code			
95-100	A		
81-94	B		
68-80	C		
55-67	D		
42-54	E		
29-41	F		
16-28	G		
0-15	H		
More energy efficient - higher rating code			
England & Wales		81	63
EPC Date/Ref: 2020/09/18/20			

