



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



29a The Mall, Faversham, ME13 8JL

£795 Per Calendar Month

We are delighted to offer this ground floor studio apartment located in a quiet cul-de-sac just off the highly desirable The Mall in Faversham. The property was converted in 2014 and benefits from electric storage heating, fitted kitchen with some appliances, modern bathroom and resident off road parking for one vehicle. Situated just a short walk from the station and town, this highly desirable apartment won't be around for long. Available immediate, we regret that the apartment is not suitable for dogs, smokers or children. Applicants will require minimum household income of £23,850.00 for rent affordability checks.

Communal Entrance Hall

Laminate flooring and door to apartment:

Entrance Hall

Fitted carpet, smoke detector

Living Room / Bedroom 12'7 x 13'4 (3.84m x 4.06m)

Fitted carpet, two wooden framed windows, electric storage heater, fitted cupboard containing hot water cylinder and shelving

Kitchen 11'6 x 6'11 (3.51m x 2.11m)

Tile effect vinyl flooring, range of matching wall and base units with light wood doors, granite effect worksurfaces and tiled splash back, stainless steel sink and drainer, built under stainless steel electric oven with four ring electric hob above. Recess under worksurface with plumbing for washing machine, space for freestanding fridge/freezer. Wooden framed windows, smoke detector.

Bathroom

Tile effect vinyl flooring, matching white bathroom suite comprising of pedestal wash hand basin with tiled splashback and mirror above, bath with fully tiled walls and shower mixer tap, WC. Extractor fan and electric fan heater.

Outside

Property reached via communal driveway leading to blocked paved parking area with one parking space.

General Information

Rent £795.00 per calendar month

Deposit £917.31

Holding Deposit £183.46

Tenancy An Assured Periodic Tenancy

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band A

EPC Rating C - 71

Conditions Regret no children, smokers or dogs permitted as property is unsuitable owing to size and well being of other occupiers.

Verified Material Information

Tenure: Freehold

Property type: Flat

Property construction: Standard construction

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Night storage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Off Street and Communal

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Within conservation area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

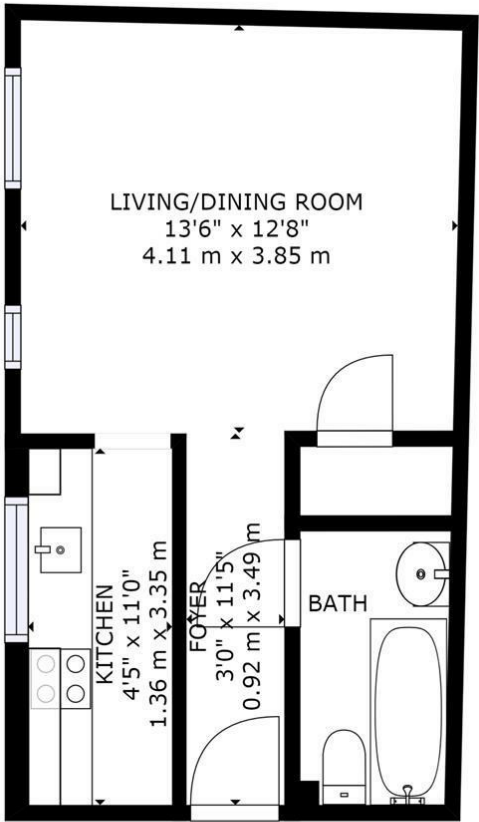
Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 320 sq. ft, 30 m²
TOTAL: 320 sq. ft, 30 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

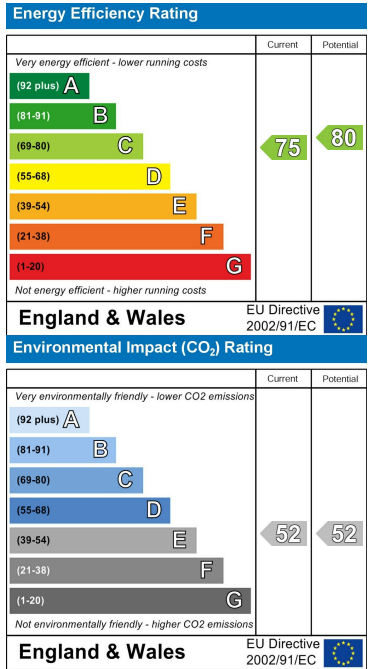


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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