



Leasehold



Flat 2, Provender Mill, Faversham ME13 7LD

- Creek Side Two Bedroom Apartment
- Amazing Waterside Views
- Light & Spacious Accommodation
- En-Suite To Principle Bedroom
- Open Plan Living Space With Juliet Balcony
- Attractive Features Including Exposed Beams
- One Allocated Parking Space
- Quiet Town Centre Location

SITUATION:

Belvedere Road is a no through road, which runs adjacent and parallel to Abbey Street, and within easy reach of Faversham's town centre along side the delightful Creek.

The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square.

The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School.

Faversham has a mainline railway station with a regular service to London Victoria, Cannon

Street and Charing Cross and a high speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London.

The city of Canterbury is approximately 10 miles away and has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants.

Canterbury also offers a selection of sporting, leisure and recreational amenities, including the Marlowe Theatre.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants.

Whitstable has a good selection of primary and secondary schools and excellent leisure facilities and is only 8 miles away.



DESCRIPTION:

Provender Mill is a fabulous 19th Century, Grade II Listed water front building, which was converted in 2003, and now accommodates an number of exclusive apartments, along with Posilipo, a hugely popular Italian restaurant. This splendid triple aspect, first floor property provides unrivalled views of Faversham creek and the green spaces beyond.



Solid wood painted double doors lead into the communal entrance hall where there are both stairs and a lift. From the first floor landing the front door leads into a bright, welcoming entrance hall, which includes a useful large cupboard and attractive exposed beams and central pillar.

Practical wood effect flooring continues from here into the glorious open plan Kitchen/ dining/living room where large wooden

double doors open out onto a Juliet balcony, looking directly over the creek. Handsome, rustic beams add to the period ambience of the property, as do the four arched windows which also provide an excellent amount of light into the room.

The kitchen area consists of a range attractive grey wall and base units set around marble effect work surfaces, incorporating a stainless steel sink and drainer, along with Belling electric oven, gas hob and extractor hood. Additionally, there is an integrated washing machine and wine rack, and space for a fridge freezer.

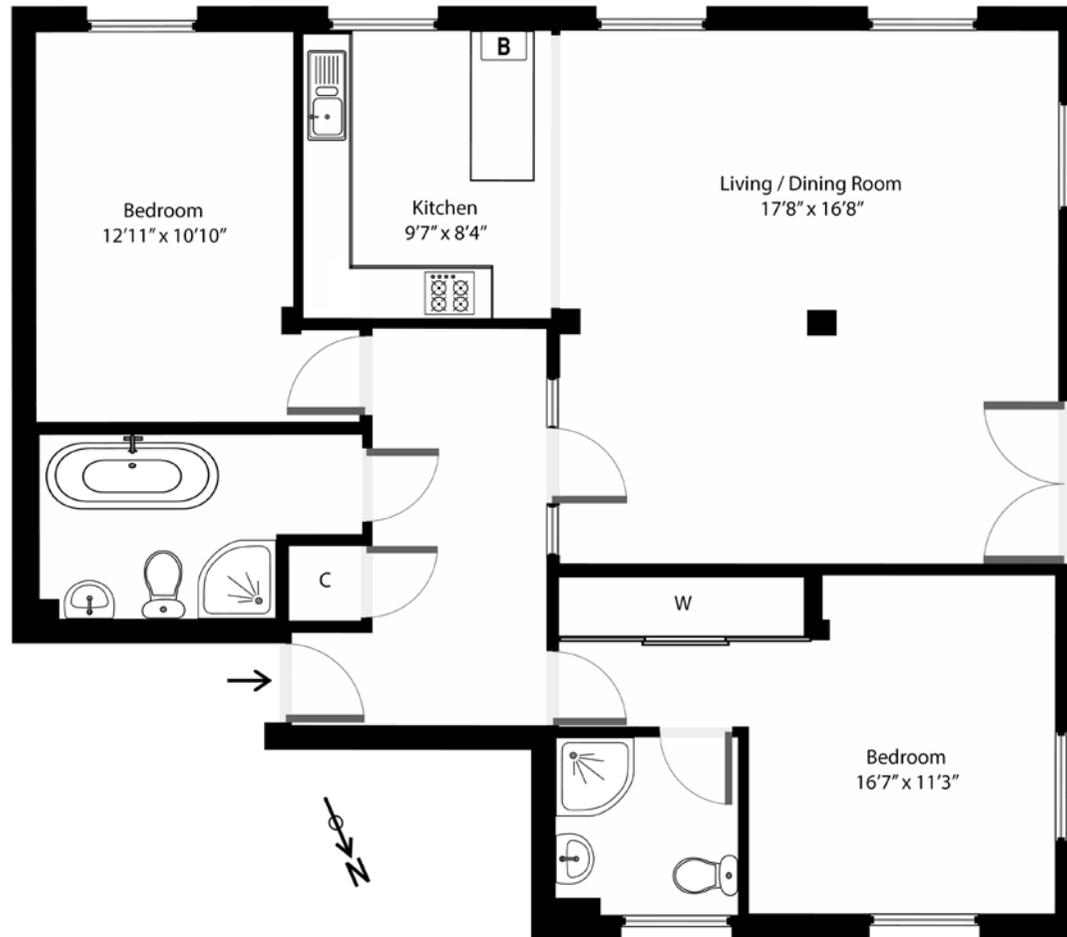
The main bedroom, where the wood effect flooring continues, boasts wonderful dual aspect views of the creek, and a generous built in triple wardrobe which has a light wood finish and is partly mirrored.

The adjoining en-suite includes a tiled corner shower cubical, part tiled walls, wash basin and w.c. The second bedroom is also a double room and has a window to the side.

The well appointed family bathroom includes a large roll top bath with central mixer taps and a separate shower cubical, along with a w.c. and wash basin.

OUTSIDE:

To the side of the building is a large gravel car park where there is allocated parking for one car. The creek side footpath runs from here which gives access to the Saxon Shore Way footpath.



TOTAL FLOOR AREA:
861 sq. ft (80 sq. m)



EPC RATING
B



COUNCIL TAX BAND
C



GENERAL INFORMATION
All main services connected. 981 yrs remaining on lease. Maintenance £2277pa Ground Rent £150pa.

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