



**SAXON SHORE**  
— ESTATE AGENTS —



## **5 George Stewart Avenue, Faversham, Kent ME13 8FJ**

### **Offers in excess of £190,000**

Introducing this well presented, two bedroom, second floor apartment in the popular Edward Vinson Drive development in Faversham. Located very close to the recreation ground and a short walk away from the town centre, brought to market with no onward chain.

Accommodation comprises of an open plan living/dining room and kitchen, two good sized bedrooms, one of which is en-suite and a full bathroom.

Outside are communal gardens only accessible to residents and ample off street parking bays.

Don't miss your chance to make this property your new home, contact us today to arrange a viewing!



## Entrance Hall



## Lounge / Dining Room

14'5" x 13'1" (4.4 x 4)



## Kitchen

7'6" x 9'8" (2.3 x 2.95)



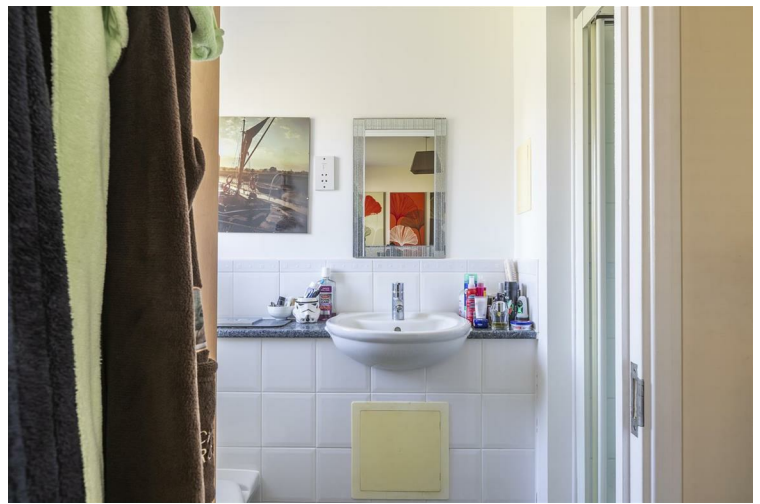
## Bedroom 1

9'10" x 12'1" (3 x 3.7)



## Ensuite

7'8" x 3'4" (2.35 x 1.04)



## Bedroom 2

7'6" x 9'6" (2.3 x 2.9)



## Bathroom

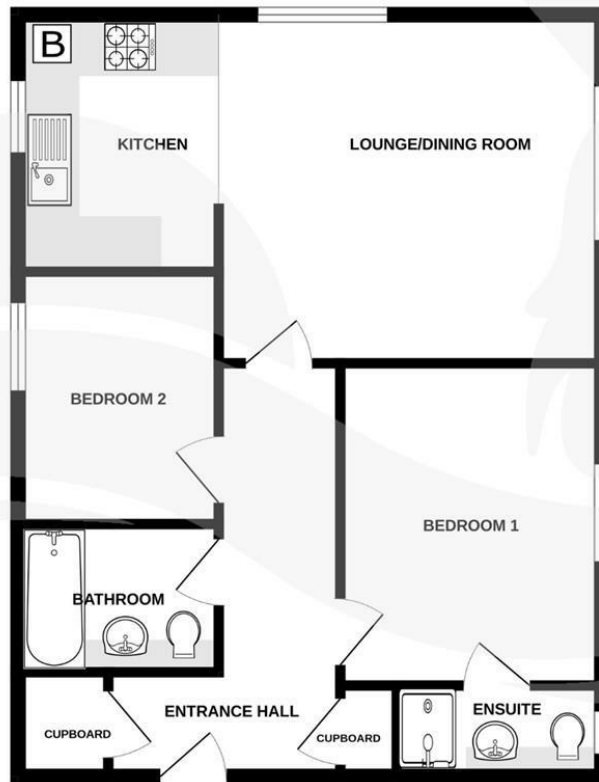
7'6" x 5'6" (2.3 x 1.7)



## Communal Garden



SECOND FLOOR  
58.6 sq.m. (630 sq.ft.) approx.



TOTAL FLOOR AREA : 58.6 sq.m. (630 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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