



SAXON SHORE
— ESTATE AGENTS —



2 The Brewhouse Court Street, Faversham, ME13 7AT

Offers in excess of £200,000

Introducing this immaculate, one bedroom apartment in the heart of Faversham. Converted from an old brewery this delightful flat conversion on Court Street offers a perfect blend of modern living and historic character. Close to the town centre, local amenities and within walking distance to the main line train station. This flat is perfect for first-time buyers, professionals, or those seeking a cosy retreat.

Accommodation is situated on the first floor and comprises an entrance hall, a spacious open plan living/dining room with modern kitchen and double aspect windows allowing in plenty of natural light, providing an inviting space for relaxing and entertaining, a good sized double bedroom benefitting from fitted wardrobes and an additional space currently used as a snug/office, and a full bathroom.

There is a lift in the main building and a storage cage in the basement for added convenience.

Entrance Hall



Lounge/Diner
13'3" x 14'8" (4.06 x 4.49)



Kitchen
9'0" x 7'5" (2.76 x 2.28)



Bedroom
9'6" x 11'2" (2.90 x 3.42)



Snug / Office
9'6" x 2'9" (2.9 x 0.85)



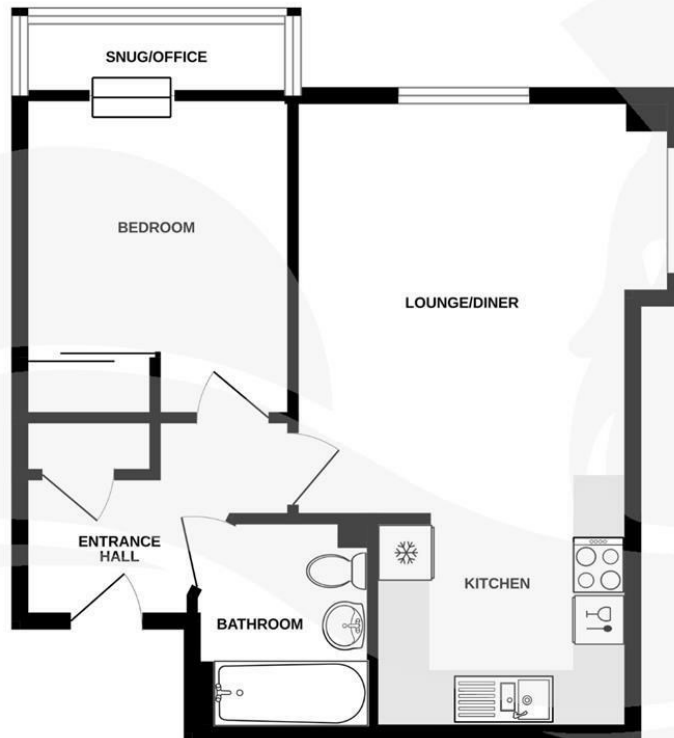
Bathroom
6'3" x 7'5" (1.92 x 2.28)



Parking Area



FIRST FLOOR
44.9 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA : 44.9 sq.m. (483 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			
		69	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The Alexander Centre 15 - 17 Preston Street, Faversham, ME13 8NZ

Tel: 01795 533577

info@saxonshore.co.uk

www.saxonshore.uk



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