Wills Crescent

West Malling ME19 5GJ

£215,000

KHP
www.khp.me
COUNTRY HOMES

West Malling ME19 5GJ

Welcome to this charming one-bedroom apartment located on Wills Crescent in the desirable area of Leybourne, West Malling. Built in 2017, this modern ground floor apartment offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those seeking a low-maintenance lifestyle.

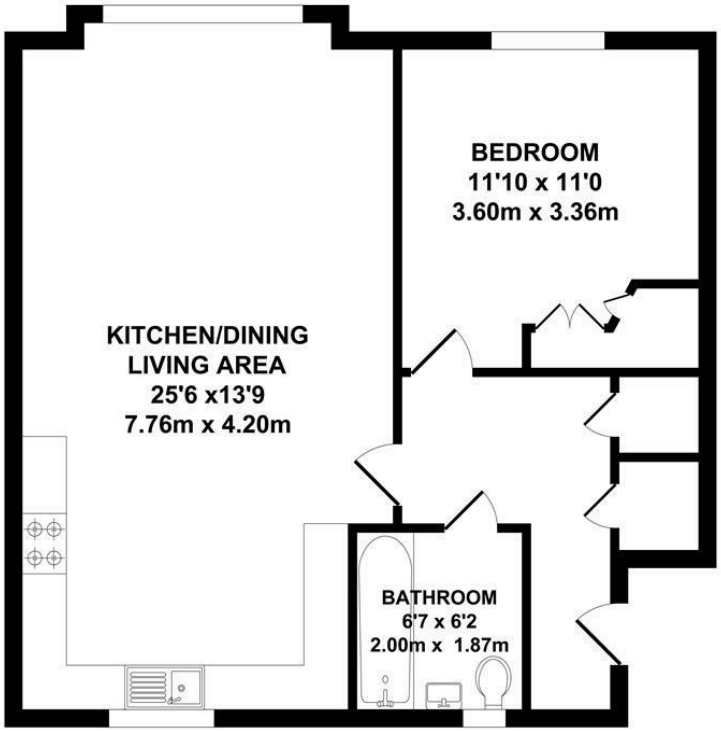
As you enter the property, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The apartment features a spacious bedroom, which is perfect for restful nights and peaceful mornings, with built in wardrobes. The bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this property is its location. Nestled within a desirable development opposite Leybourne Grange Manor House, residents can enjoy the tranquillity of nearby woodland walks, perfect for leisurely strolls or invigorating hikes. Additionally, the vibrant West Malling High Street is just a short distance away, offering a delightful array of shops, cafes, and restaurants to explore.

For those with vehicles, the apartment includes parking for one car, adding to the convenience of this lovely home. Whether you are commuting to work or simply enjoying the local amenities, this property is ideally situated to meet your needs.

In summary, this one-bedroom apartment on Wills Crescent presents a wonderful opportunity to embrace modern living in a picturesque setting. With its contemporary design, excellent location, and access to nature, it is a property not to be missed. Book your viewing today by giving our West Malling Team a call on 01732871111.

- SOLD CHAIN FREE
- Ground Floor Apartment
- Built in Wardrobes to Bedroom
- Woodland Walks
- Popular Location
- Close to London Transport Links
- Viewing highly encouraged
- Ideal for First Time Buyers



TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.18 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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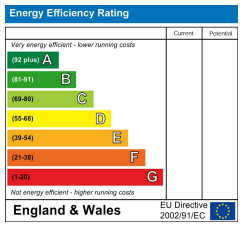


75-77 High Street, West Malling, Kent ME19 6NA
01732 87 11 11
westmalling@khp.me

AL PACINO SCARFACE

BOUNCING BUSBY BABES CALYPSO

Location Map

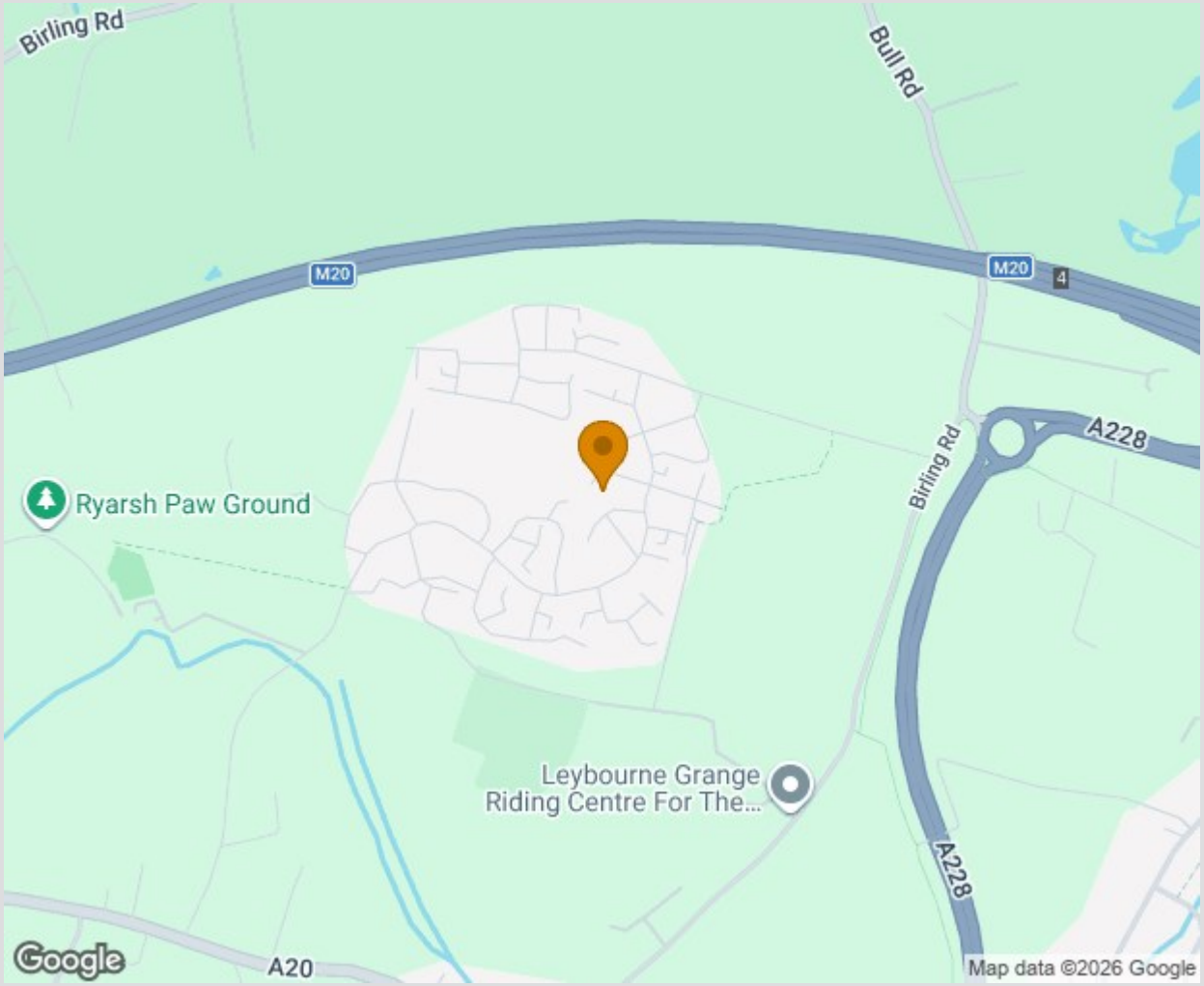
Tenure: Leasehold

Council tax band: C

AML WM
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Charges
Serivce Charge: Trinity £1,268.04 + Prem £610
Reviewed every 12 months

Ground Rent: Compton £312.08



The Property Ombudsman

TO VIEW CONTACT: 01732 87 11 11 westmalling@khp.me
www.khp.me

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