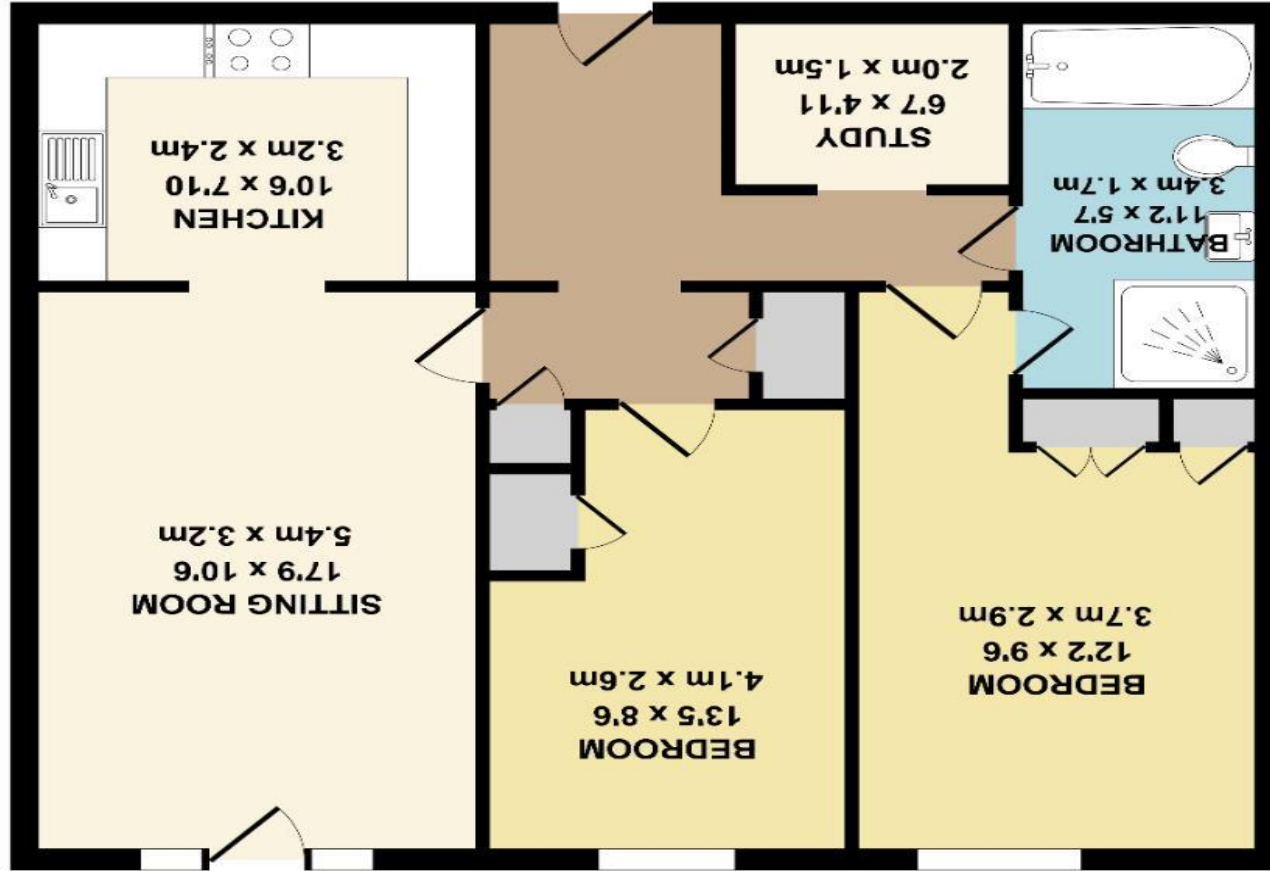


TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.53 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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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FLAT 7, VICTORIA COURT, 21 POLICE STATION ROAD **OFFERS IN EXCESS OF £270,000**
EPC RATING: B





A beautifully presented first floor apartment situated at the heart of the Village. Victoria Place is an exclusive development of nine apartments for the over 55's and is situated in a landscaped courtyard with private terraces, lawned areas and allocated parking.

The accommodation consists of entrance hall, leading to stairs to the first floor. Once Inside the apartment there is a spacious hallway leading to a great size lounge with Juliette balcony. The main living area then opens into a modern fitted kitchen with integrated appliances. From the inner hallway, there is access to two double bedrooms, study/dressing room area, plus a fitted bathroom suite with separate shower cubicle.

The accommodation is in a great location, at the heart of the Village of West Malling, offering a host of local amenities, including shops, bars and restaurants and is just a short walk to West Malling train station. In our opinion, this is an amazing opportunity to buy a wonderful home at the centre of a bustling village community. Properties such as this are rare to the market, so we recommend applicants view at your earliest convenience to avoid missing out.

**Leasehold
Lease Length: 982 years
Service Charge: £4128.13 p/a
Ground Rent: £350.00 p/a
Council Tax Band (D)
EPC Rating (B)**



- **SPACIOUS APARTMENT**
- **TWO DOUBLE BEDROOMS PLUS STUDY/DRESSING ROOM AREA**
- **WALKING DISTANCE TO HIGH STREET AND STATION**

- **AGE RESTRICTED TO OVER 55'S**
- **GOOD ORDER THROUGHOUT**
- **LUXURY DEVELOPMENT BUILT BY 'BEEHCROFT HOMES'**

TH2808180124

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11 COLMAN HOUSE, COLMAN PARADE, KING STREET, MAIDSTONE, ME14 1DJ