



Ibbett Mosely

Nevill Court, West Malling ME19 6HZ  
Guide Price £310,000





## Nevill Court, West Malling, ME19 6HZ

A fantastic, recently decorated and upgraded ground floor apartment offering two double bedrooms, a large lounge diner and semi open kitchen. New heating installed as well as new flooring make this apartment sing with its French doors leading to its personal terrace.

Positioned to the rear of the development it is possibly the quietest location on this over 55s development with great outlooks to the tree lined grounds. Easy access to the West Malling High Street and all its amenities including a short cut on to Swan Street to give access to the mainline train station to London and the Coast.

To be sold with no onward chain.

Guide Price £310,000 to £320,000

- Popular Nevill Court Development
- Over 55s Only
- Ground Floor Two Double Bedroom Apartment
- Redecorated with New Flooring & Heating
- NO ONWARD CHAIN
- Personal Outdoor Patio with Garden Outlook
- On Site Manager
- Parking Available
- Central West Malling with Access to High Street & Station
- Energy Performance Certificate - D Council Tax Band - C

Nevill Court is very popular over 55s development within easy walking distance of the High Street. Apartments here are very highly sought after and offer good sized accommodation with a large open plan lounge with French Doors opening to a personal terrace looking out to communal grounds. A well fitted modern kitchen linked to the lounge transitioning into the dining area linking the two.

Two double bedrooms and modern shower room are also provided. The property has been recently redecorated including new flooring throughout and also upgraded heating units so its ready to go for the new owner.

The property is being sold with no onward chain.

### Description

A very spacious apartment which has been recently updated with new flooring throughout, decoration and updated heating system. The property is positioned to the rear of the popular Nevill Court development and therefore has a more private and quiet ambiance. The property is entered into a welcoming hallway with storage cupboard to the left for coats and shoes. Modern grey wood effect flooring that is hard wearing and easy to maintain runs throughout most of the apartment. Two double bedrooms of similar size with built in storage have windows that look out over the communal spaces being a corner plot. To the end of the hallway is the main reception room which includes a feature fireplace and French doors leading out to a private patio. This is a fantastic addition and is especially well appointed being in the corner looking out to a lawn and wooded area. The Lounge also transitions into a dining space that has a square bay window streaming light into the room. Open to the dining area is a well appointed modernised kitchen. A shower room to the end of the hallway serves both bedrooms and set up with a modern quadrant type shower.

Nevill Court is an over 55s development that offers many attributes including social gatherings and has a manager on site who interacts with the owners with regular visits to ensure all is well. There is no requirement or pressure to join in socially but many have said how good it is to do so and feel part of a wider community. There is also parking available for residents that is provided on a first come first served basis but many residents don't drive and take advantage of its location close to the High Street with all its amenities and entertainment.

### West Malling

The historic market town of West Malling with a broad high street of specialist shops, as well as Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction

4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

Also in close proximity are the villages of Wateringbury and Teston which between them have excellent local amenities such as post office stores, grocers, newsagents and the popular Farmers Farm Shop

TONBRIDGE & MALLING BOROUGH COUNCIL  
BAND C

EPC - D

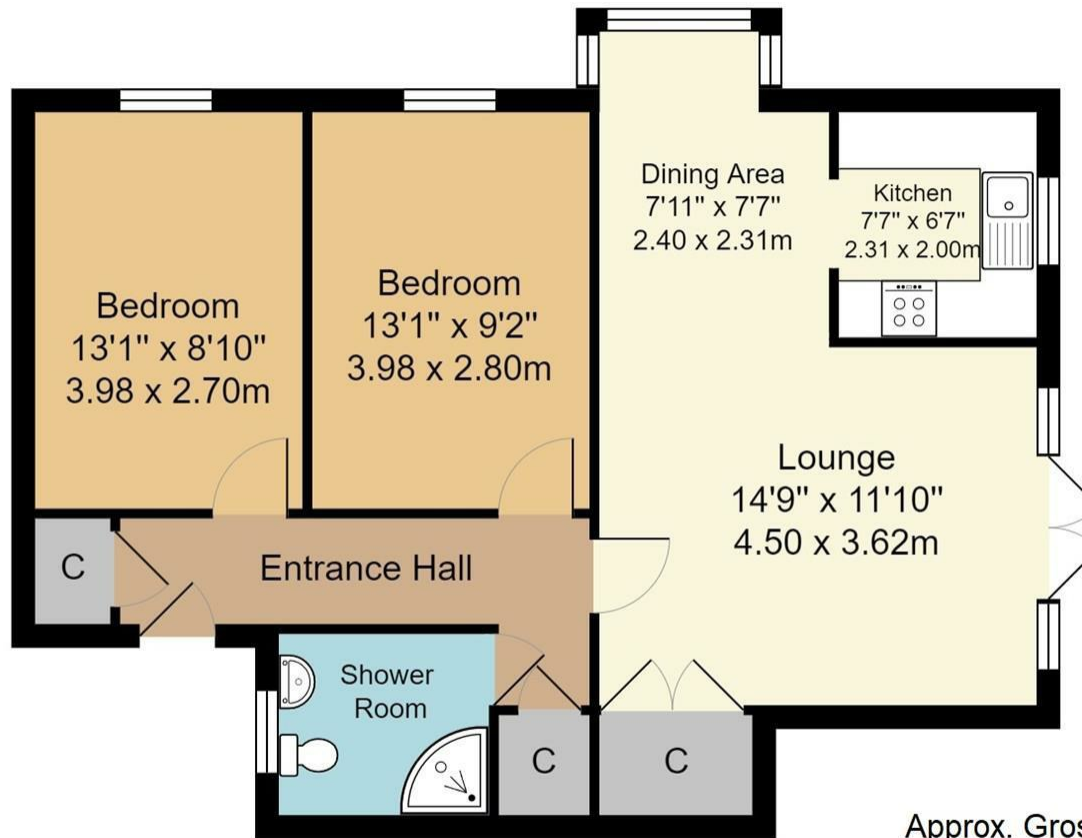
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Approx. Gross Internal Area  
717 sq. ft / 66.6 sq. m

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**West Malling 01732 842668**

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