



**The Grange, Ledian Gardens, Leeds, Kent, ME17 1WL**

**Price £399,995**





Discover the tranquil charm of Ledian Gardens, nestled in the picturesque Kent village of Leeds, where open spaces, historic architecture, and the lush gardens await. Embrace a village lifestyle that offers easy access to shopping, cultural sites, and tradition, including Leeds Castle, Maidstone, Canterbury, Tunbridge Wells, and Hastings.

The property is in 'as new' condition and benefits from a superb layout comprising inviting entrance hall, spacious sitting room with south facing balcony, contemporary fitted kitchen, generous bedroom with fitted wardrobes, and a luxury jack & gill shower room.

Indulge in luxurious amenities such as the wellness spa and relaxation pool, a beauty salon and hairdressers, a bistro restaurant, café-bar, room service, landscaped gardens, gym and studio, and a library. Residents can also enjoy a concierge/chauffeur service for local or extended trips. Ledian Gardens is an Inspired Villages community, regulated by ARCO, with leasehold terms and coverage under the NHBC/Premier Guarantee Scheme for the first 10 years of the build. Please note that retirement properties typically do not qualify for a mortgage. Tenure: Leasehold. EPC Rating: B. Council Tax Band: E.

\* A couple of photographs are virtually staged to assist with visualising how the property could be furnished \*



## Communal Entrance

### FIRST FLOOR ACCOMMODATION:

#### Entrance Hall

#### Sitting Room

#### Balcony

#### Kitchen

#### Bedroom

#### Jack & Gill Shower Room

### LEASE DETAILS:

Lease length: 988 years remaining

Service charge: £9,079/annum


### VIEWING:

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

### DIRECTIONS:

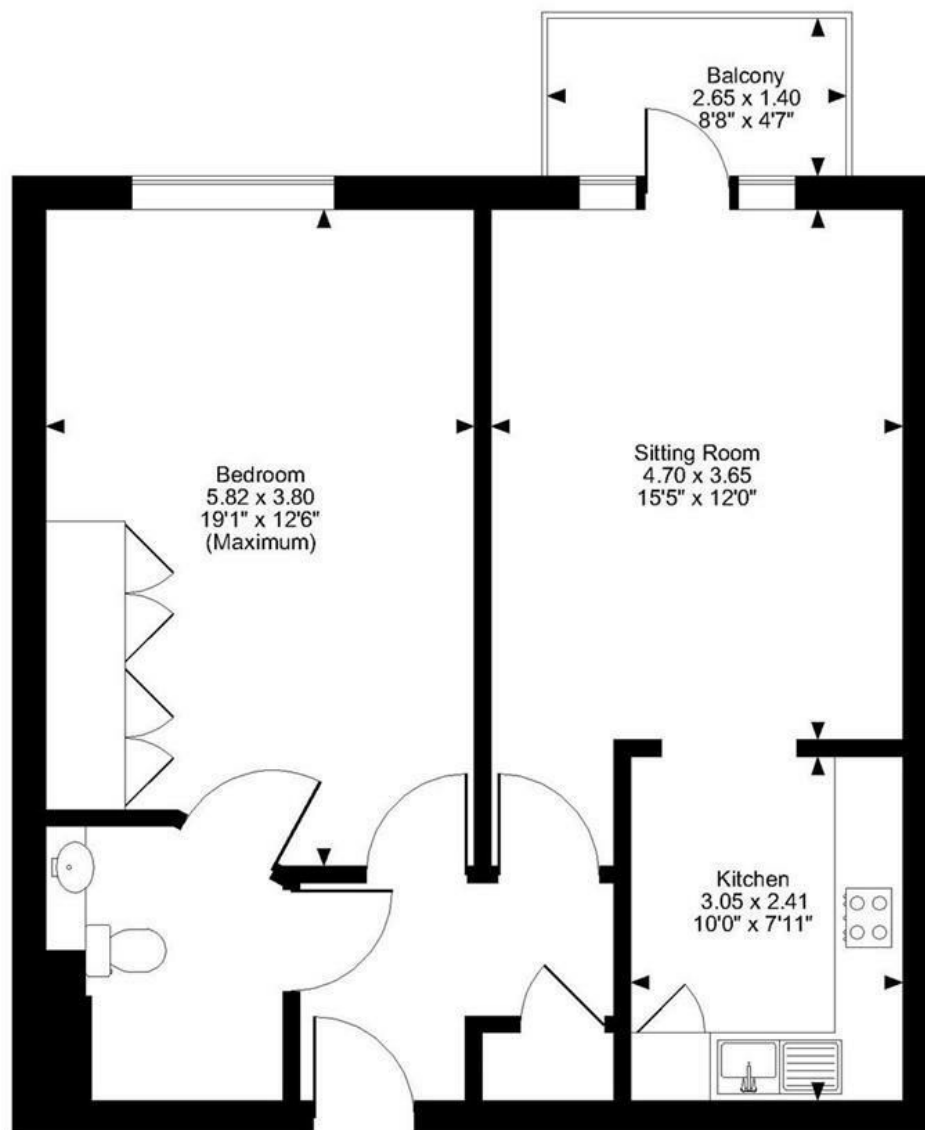
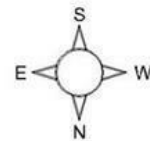
When coming from the A20, turn right at the roundabout and head south on the B1263. Drive past the Leeds Castle entrance and up the hill. Continue on Lower Street past the church, primary school and the George Inn pub. Continue up the hill on Upper Street past the playing field, and you will find Ledian Gardens on the right.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**KingsSquare Leeds, Maidstone**  
**Approximate Gross Internal Area**  
**646 Sq Ft/60 Sq M**  
**Balcony external area = 40 Sq Ft/4 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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