



Flat 5, 14 Malpass Drive, Leybourne, West Malling, ME19 5GD
Offers Over £220,000




STUNNING 1 BEDROOM TOP-FLOOR apartment located in this exquisite setting with side views from the lounge over farmland with grazing cattle. Leybourne Grange originally a 19th century country estate set in 80 acres and has been developed to create this stunning modern residential development. With many of the original trees used to create sweeping avenues and open spaces.

As well as being immaculately presented this apartment has one double bedrooms, main bathroom and a stunning open plan kitchen / living area opening up via a Juliet balcony. Features include allocated parking space, ample visitor parking, a bike shed, integrated appliances, LED downlights throughout and a large storage cupboard.

Benefitting from a long lease length with all service charges available on request. If you are looking for a prestigious apartment in Leybourne Chase then look no further.

- Top Floor Apartment
- Prestigious Leybourne Chase Development
- 1 Large Bedroom
- Quiet Area Of Development
- Car Parking Space
- Bike Shed
- EPC Rating B
- Great Size Throughout

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





LOCAL AREA INFORMATION FOR LEYBOURNE CHASE

Leybourne is a sought after area thanks to its convenient access to so many things.

For recreation you have a local leisure centre, Leybourne Lakes or Manor Country Parks close by, A good range of shops and eateries at Larkfield and West Malling. West Malling is the closest town, and is one of the most attractive small towns in mid-Kent, with a wide main street lined on each side by a fine collection shops and eateries.

For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

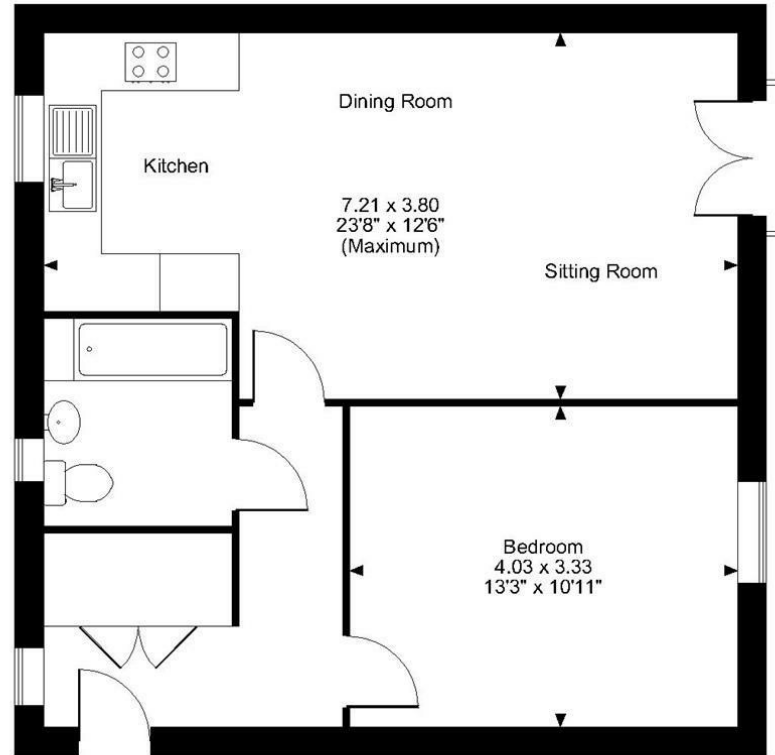
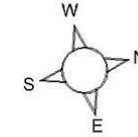
Leasehold Apartment
Council Tax Band C
Tonbridge And Malling
EPC Rating B
UPVC Double Glazing

We understand from the current owner the following details:

- Lease term is 125 years with 116 years remaining
- Ground rent is approx. £200.00 per annum
- Service charge is approx. £1,634.00 per annum
- Management fee is approx. £680.00 per annum



Malpass Drive, Leybourne, West Malling, Kent
Approximate Gross Internal Area
559 Sq Ft/52 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8594590/LCO

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

