



## 36 Derby Drive

Leybourne, ME19 5FJ Leasehold



Offers In The Region Of  
£119,995



**50% shared ownership. A modern two bedroom apartment occupying the ground floor is offered through the shared ownership scheme. The property is situated in the popular Leybourne Chase development near the sought after historic town of West Malling.**

#### Overview

- Guide £119,995 - £124,995
- Ground floor apartment
- Two double bedrooms
- Spacious lounge
- Modern family bathroom
- Modern fitted kitchen
- Parking for one car
- Sought-after location
- Viewing recommended
- Ideal first time purchase

#### Property Description

The apartment is finished to a high standard and has stunning features having been the original show home apartment for the block. The whole property offers spacious and bright accommodation throughout. Upon entering the apartment, the condition and quality of presentation is immediately apparent. The welcoming entrance hall has two large cupboards giving this home plenty of storage. The light and airy open plan living room offers lots of natural light and looks over the communal garden. The open plan kitchen is comprehensively fitted with wall and base units and offers room for a small dining table. Both bedrooms are of a good size with the main bedroom having a double fitted wardrobe. The bedrooms are both served by the modern family bathroom. The property has one allocated parking space.



### Location

Leybourne Chase is very popular with families, as there is a good nursery and primary school within walking distance and a nearby bus service to all of the local grammar schools, both in Maidstone and Tonbridge. The extensive grounds provide lots of leisure activity, having its own Woodland trim trail, sports field and a walled garden, where you can picnic or have some quiet time. The town of West Malling, is within one mile and offers a range of shops, pubs and acclaimed restaurants. For those who commute, the train station provides a frequent service into London and the

M20/26 motorways are within a few minutes with easy access to the M25 orbital. This truly is a fantastic apartment and one not to be missed!

### Viewing Arrangements

Viewings are strictly by appointment only via Kings.

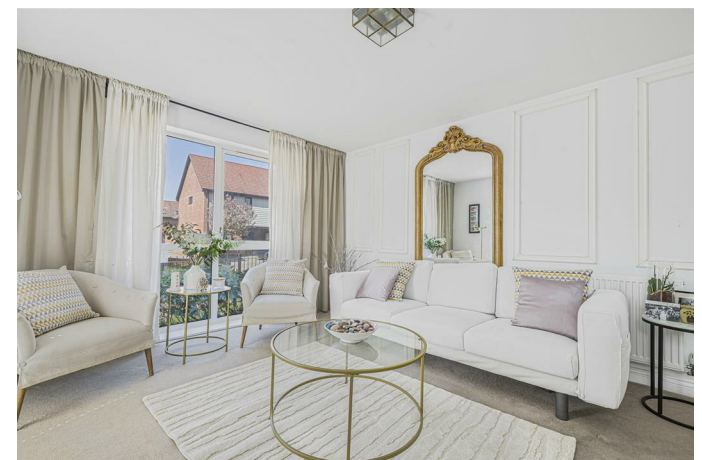
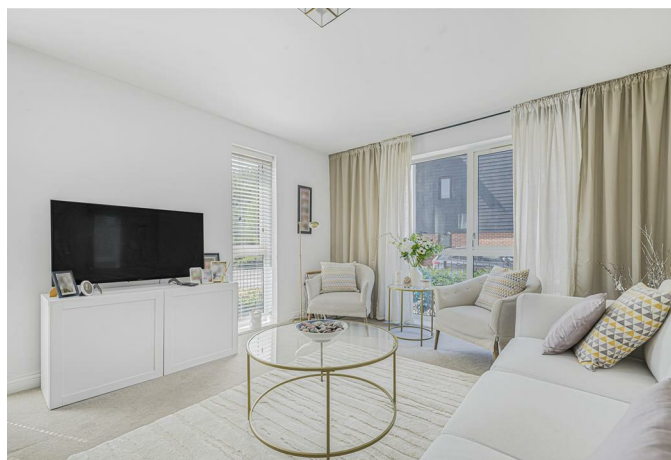
### Directions

From our Borough Green office: Head north towards Western Road/A227, turn left onto Western Road/A227, at the roundabout, take the first exit onto Sevenoaks Road/A25, continue to follow A25, turn right onto London Road/A20, turn left onto Hawley Drive, turn

right onto Derby Drive. The destination will be on the right. what3words location finder: [///anyone.trial.reply](https://www.what3words.com/?q=///anyone.trial.reply)

### Property Information

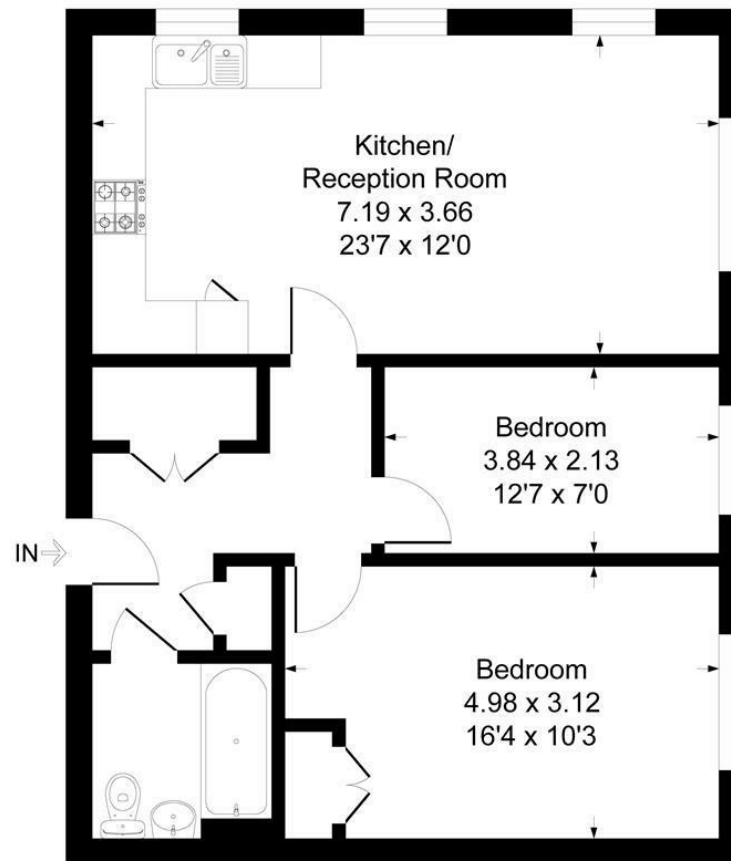
Mains gas, electric, water and drainage. Tonbridge and Malling Council band C. EPC rated B. The property is shared ownership at 50%. The managing agents is Orbit. Monthly charges include Rent £394.88 Service charge £186.87 Management charge £20.06 Ground rent £12.50





## Derby Drive, ME19

Approximate Gross Internal Area 66.2 sq m / 713 sq ft



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

51 Western Road, Borough Green, Kent, TN15 8AN  
T: 01732 885585

[boroughgreen@kings-estate-agents.co.uk](mailto:boroughgreen@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

