



MERIDIAN PLACE
WEST MALLING - £225,000



Flat 13, 1 Meridian Place

East Malling, West Malling, ME19 6FZ

Purpose Built Top Floor Apartment - Entrance Hall With Built-in Storage - 16 ft 9" x 14 ft Reception Room With Vaulted Ceiling & Large Forward Facing Window - Fitted Kitchen Complete With Oven, Hob, Fridge/Freezer & Washing Machine - Principal Bedroom With Double Aspect Windows & Door Leading Out Onto A Private Balcony - Good Size Second Double Bedroom & Generous Bathroom - Allocated Single Parking Space - Gas Central Heating Via Radiators - Double Glazed Windows - Views Over Central Green & Long Distance Views Of The North Downs

Situated on the top floor of this purpose built apartment building is where you will find this extremely spacious two double bedroom apartment which has the benefit of a private balcony with views over central green and far reaching views of the North Downs. The property is extremely well presented throughout and includes such features as high internal ceilings and large multi-paned windows allowing lots of light into the room and into helping to create a real sense of space. There is a well appointed kitchen with appliances, bathroom with white suite, gas central heating via radiators and a single allocated parking space situated close to the building entrance. With the property being available with a part share or full price option we feel sure this property will attract considerable interest and therefore have no hesitation in recommending an early appointment to view.

Security controlled entrance door to main hall way with a choice of lift or stairs to the 4th level top floor. Private panelled entrance door to:

ENTRANCE HALL:

Single radiator, power points, central thermostat, wall mounted mirror, video entry phone, telephone point, built in coats cupboard with light, adjacent storage cupboard with shelving and light.



RECEPTION ROOM:

A well proportioned room with high vaulted ceilings, large multi paned window to front and three high level windows to side fitted with vertical blinds. Double radiator, power points, TV point, four wall lights. Double doors connecting to kitchen.

KITCHEN:

Fitted with a range of panelled wall and base units with work surfaces over, comprising of stainless steel one and a half single drainer sink unit with mixer tap, fitted electric oven, gas hob with stainless steel splashback and filter hood, integrated fridge freezer and washing machine. Cupboard containing the 'Vaillant' gas fired combination boiler, power points, TV point, side window, high vaulted ceiling with two high level side windows.

BEDROOM:

Double aspect windows to front and side, fitted with vertical and roman blinds, power points, TV point, telephone point, single radiator, door to:

BALCONY:

Outside light, wood decked flooring, views over the central green and far reaching views towards the North Downs.

BEDROOM:

Single radiator, power point, two wall lights, window to front with fitted vertical blinds.

BATHROOM:

White suite comprising of a panel bath with mixer tap, plumbed in wall shower, pedestal wash hand basin with mixer taps, low level WC. Tiled shower area surrounds, tiled floor, wall mounted mirror, shaving point and light, chrome towel rail/radiator, wall light, high level window.

PARKING:

One allocated space numbered 15.

SITUATION:

East Malling itself possesses an interesting collection of modern and period properties, a historic church, local amenities including a post office, schools, public house café and rail station. Nearby Larkfield also has a fantastic collection of amenities and local shops, post office, schools, library and doctors surgery. Close by is the historic market town of West Malling with a broad high street of specialist shops as well as a doctors surgery, a post office, boots pharmacy and Tesco stores and a great selection of restaurants and public houses.



There is easy access to the M20's Junction 4 which links 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 and Kingshill, an indoor leisure centre at Larkfield and Kings Hill.

TENURE:

Leasehold
 Lease - 155 years from 1st April 2015
 Service Charge - currently £1790.64 per year (subject to annual review)
 Ground Rent - currently £300.00 per year for the first 25 years - £600.00 per year for years 26-50
 We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

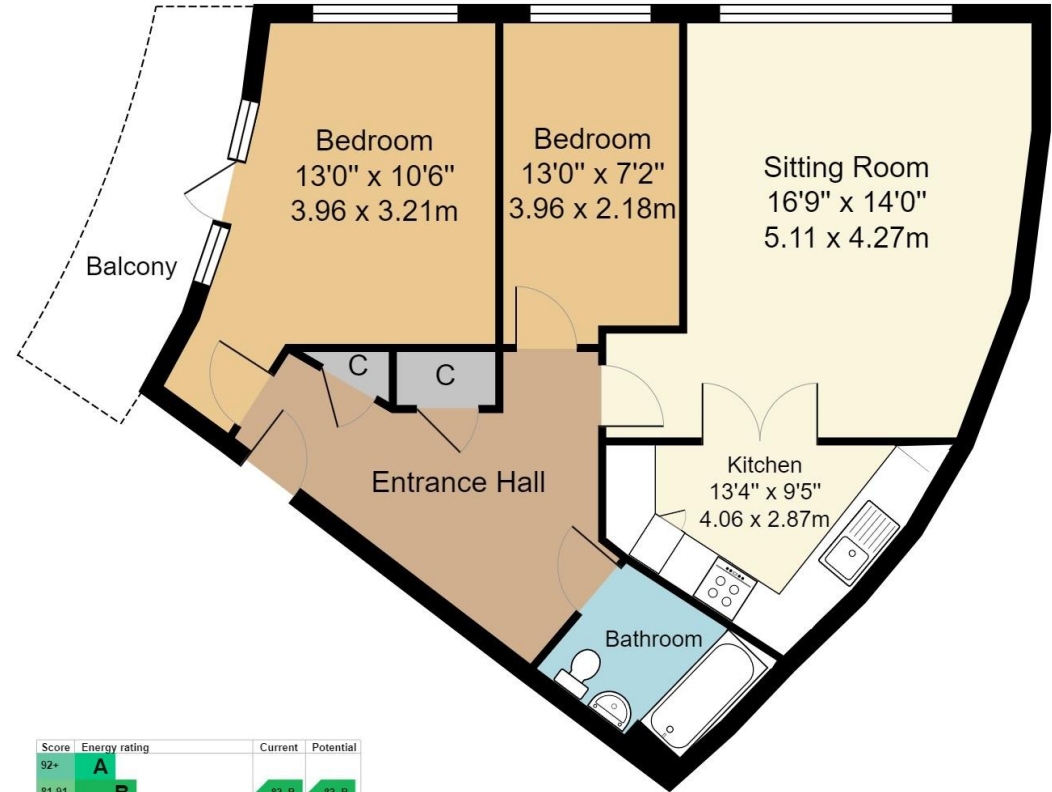
ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
 Mobile Phone Coverage search Ofcom checker
 Flood Risk - Check flooding history of a property England - www.gov.uk Services - Mains Water, Gas, Electricity & Drainage
 Heating - Gas Fired Central Heating
 Restrictions - No Dogs
 Building Safety - EWS1 B1 Rating

AGENTS NOTE:

Estate Agents Act 1979. Messrs. Wood & Pilcher for themselves and their staff declare an interest in this property as the vendor is a relative of a Director of Wood & Pilcher.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approx. Gross Internal Area 829 sq. ft / 77 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.