



**Meridian Place, East Malling, ME19 6FZ**  
**£220,000**




A well-presented and spacious ground floor two-bedroom purpose-built apartment, enjoying a pleasant outlook over green space and situated within East Malling, this property offers a comfortable and practical living arrangement and is well maintained throughout.

The accommodation is accessed via an entrance hallway which leads into a good-sized lounge/dining room, providing a bright and versatile living space. The fitted kitchen includes some integrated appliances, while the property also benefits from a modern bathroom suite and two well-proportioned double bedrooms, both offering good levels of space and flexibility.

Further benefits include gas central heating and one allocated parking space. The property is available to purchase on either a part-share or full ownership basis, making it an appealing option for a range of buyers. Early viewing is recommended, and interested parties are advised to contact Page & Wells for further information.

**\*\*Please note that one bedroom has been virtually staged to demonstrate its potential.**

- Well Presented Ground Floor Apartment
- Two Double Bedrooms
- Generous Sized Lounge/Dining Room
- Kitchen
- Modern Bathroom Suite
- Phone Entry System
- Allocated Parking Space
- Gas Fired Central Heating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





### LOCAL AREA INFORMATION FOR EAST MALLING

Clare Park in East Malling is a well-established residential area forming part of a post-war housing development within the wider East Malling and Larkfield parish. It is situated in a predominantly residential setting with a mix of houses and apartments, and benefits from a generally quiet, suburban feel with surrounding green space and open aspects in places.

The development was originally built as part of the post-war expansion of the village and is characterised by practical, family-oriented housing laid out in a planned estate style. Over time, it has remained a popular residential location due to its convenient position and sense of community, while still retaining a relatively open and green environment compared to more urban settings.

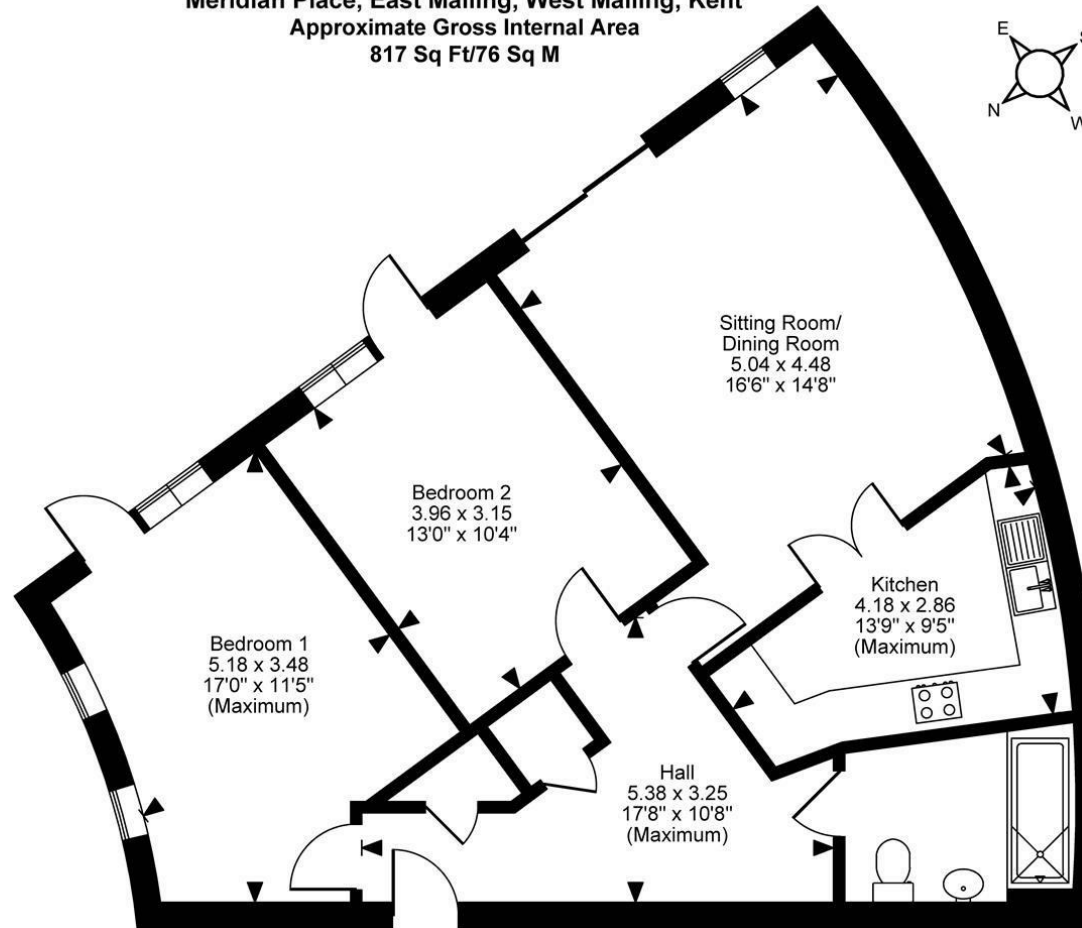
Clare Park is well placed for access to local amenities in East Malling and nearby West Malling, including schools, shops, and leisure facilities. The area is also convenient for commuters, with East Malling railway station providing links towards Maidstone, Ashford, and London. Road connections via the A20 and M20 are also within easy reach.

### ADDITIONAL INFORMATION

- Leasehold
- Council Tax Band C
- EPC Rating B
- Double Glazing
- Gas Central Heating
- Lease 114 Years remaining
- Annual Service Charge Approx. £1,623.84



Meridian Place, East Malling, West Malling, Kent  
Approximate Gross Internal Area  
817 Sq Ft/76 Sq M



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