



Charlotte Way, Leybourne, West Malling, ME19 5FA
Offers In Excess Of £200,000



Built in circa 2016 Leybourne Chase in West Malling offers a delightful living experience in a modern setting. Built by Taylor Wimpey this charming flat is situated on the first floor and provides a sense of prestige and tranquillity. Spanning approximately 566 square feet, the apartment features a spacious hallway that leads to a well-designed open plan living, dining, and kitchen area. This inviting space is bathed in natural light, and a lovely Juliet balcony, making it perfect for both relaxation and entertaining.

The property boasts one generously sized bedroom, ensuring comfort and ample space for furnishings. Additionally, the modern bathroom is both modern and spacious. Storage is not an issue, with two large cupboards in the hallway available to keep your belongings neatly organised.

For those with a vehicle, the flat includes a private, allocated parking space that is conveniently visible from the apartment, adding an extra layer of ease to your daily routine. An additional benefit of this phase of the development is the amount of additional parking available for visitors.

With its contemporary design and prime location this stunning apartment presents an excellent opportunity for first-time buyers or anyone seeking a low-maintenance lifestyle in a vibrant community located very close to West Malling. Don't miss the chance to make this delightful flat your new home.

- Stunning First Floor Apartment
- Prestigious Leybourne Chase Development
- Modern And Contemporary Throughout
- Spacious And Bright Rooms
- Modern Bathroom
- Desirable Location Within Development
- Allocated Parking Space
- Abundance Of Visitor Parking
- Close Proximity To West Malling
- EPC Rating B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR WEST MALLING

The attractive historic high street of West Malling offers a fine selection of day-to-day amenities including boutique shops, bars and restaurants, pharmacy and a Tesco store as well as a mainline train station.

The modern village of Kings Hill is approximately 2 miles away and offers an extensive selection of facilities - particularly outdoor recreation. It has a toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes super markets, shops, cafes, restaurants, 18-hole golf course, David Lloyd health club, sports park, community centre, nature parks and much more.

For additional recreation you have a multitude of offerings within close proximity. Manor Park, Trosley Country Park, Leybourne Lakes are all noteworthy. You have further golf courses at Wrotham Heath and West Malling.

For the commuter Junction 4 of the M20 gives access to the motorway network. West Malling's mainline train station provides services to London Victoria and will commence a direct line to London Charing Cross from 1st December 2022. Nearby Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

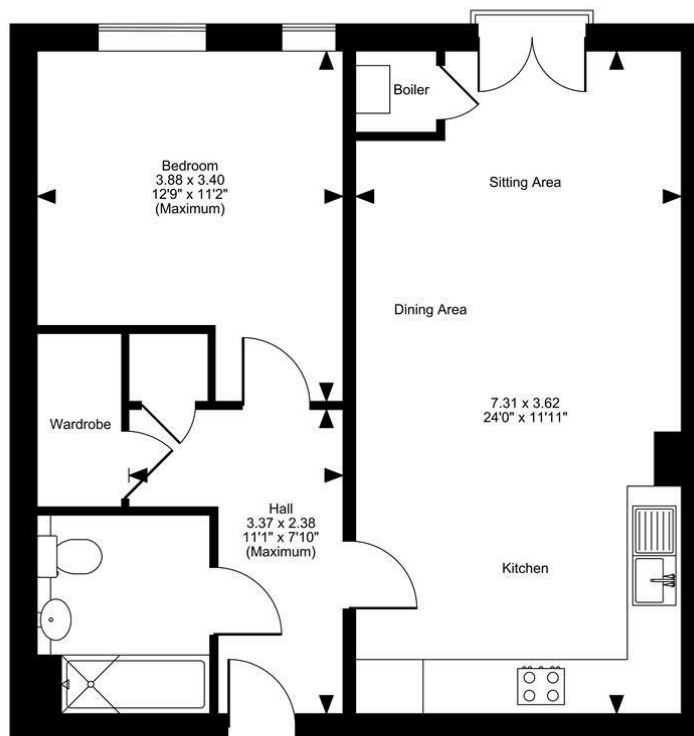
For education the immediate area offers a good selection of state primary and secondary schooling together with grammar schooling in Maidstone, Tonbridge and Tunbridge Wells and several noted independent schools including The Schools at Somerhill, Kent College, Sevenoaks, Tonbridge and Hilden Grange. 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
Brick Built
Council Tax Band C
EPC Rating B
UPVC Double Glazing
Gas Central Heating
Ground Rent £200
S/C Approx' £2,500
115 years left on lease



Charlotte Way, Leybourne, West Malling
Approximate Gross Internal Area
566 Sq Ft/53 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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