Brooks Drive

West Malling ME19 5GS

£295,000

KHP
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COUNTRY HOMES

West Malling ME19 5GS

Nestled in the charming village of Ryarsh, West Malling, this spacious two-bedroom apartment on Brooks Drive offers a delightful blend of comfort and modern living. The property boasts a generous open-plan living area, perfect for both relaxation and entertaining. The design allows for a seamless flow between the living space and the kitchen, creating an inviting atmosphere for family and friends, with an impressive 1194sft.

The apartment features two well-proportioned double bedrooms, providing ample space for rest and privacy. With one bathroom and an additional en-suite, convenience is at the forefront of this home, catering to the needs of both residents and guests alike.

Residents will appreciate the allocated parking, ensuring that you have a dedicated space for your vehicle. The surrounding area is known for its picturesque scenery and community spirit, making it an ideal location for those seeking a peaceful yet connected lifestyle.

This large two-bedroom apartment is not just a place to live; it is a place to call home. With its modern amenities and prime location, it presents an excellent opportunity for both first-time buyers and those looking to downsize without compromising on space. Do not miss the chance to view this exceptional property in Ryarsh, where comfort meets convenience.

- IMMACULATE CONDITION
- BOASTING 1194SQT
- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- OPEN PLAN LIVING
- JULIETTE BALCONIES
- ALLOCATED PARKING
- KITCHEN WITH ISLAND
- VIEWING HIGH RECOMMENDED

TOTAL APPROX. FLOOR AREA 1156 SQ.FT. (107.40 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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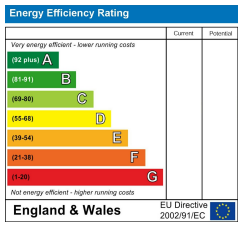

75-77 High Street, West Malling, Kent ME19 6NA
01732 87 11 11
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Ryarsh Parish Council

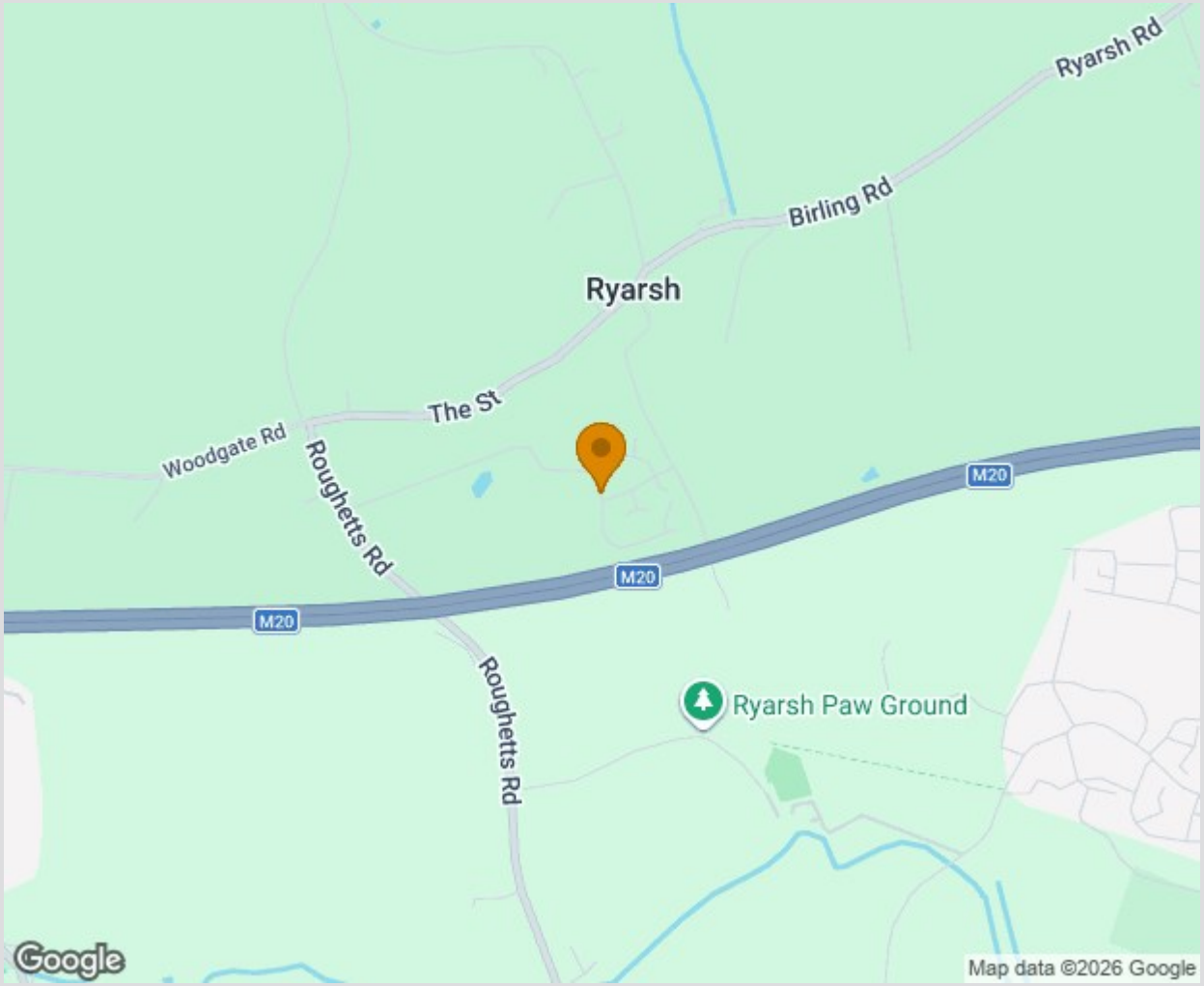
Location Map

Tenure: Leasehold

Council tax band:

Service Charge
Trinity Estates - £280 every 6 months
Reviewed every 12 months

AML WM
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



The Property Ombudsman

TO VIEW CONTACT: 01732 87 11 11 westmalling@khp.me
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