



First Floor
Approx. 70.1 sq. metres (754.2 sq. feet)

Flat 4, 12 Wills Crescent, Leybourne Chase, Kent, ME19 5GJ

ASKING PRICE: £260,000
EPC RATING: B





A TWO bedroom first floor apartment overlooking the prestigious Leybourne Grange and benefiting from a FULL SIZE balcony accessed from the living room. The accommodation consists of two double bedrooms, one with an en-suite facility, plus a kitchen/living room and bathroom. There is also allocated parking. NO ONWARD CHAIN.

**Leasehold
Service charge £2,362.57 p/a
Ground rent £250.00 p/a
Lease remaining 117 years
EPC: B
Council Tax: C
Full Fibre Broadband Available Before March 2025**



- **A TWO BEDROOM FIRST FLOOR APARTMENT**
- **DIRECT VIEWS OVER THE PRESTIGIOUS 'LEYBOURNE GRANGE'**
- **TWO DOUBLE BEDROOMS**

- **EN-SUITE AND FAMILY BATHROOM**
- **ALLOCATED PARKING**
- **NO ONWARD CHAIN**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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