



**Flat 6, 12 Wills Crescent, Leybourne Chase, Kent, ME19 5GJ**

**OFFERS IN REGION OF: £225,000**  
**EPC RATING: B**

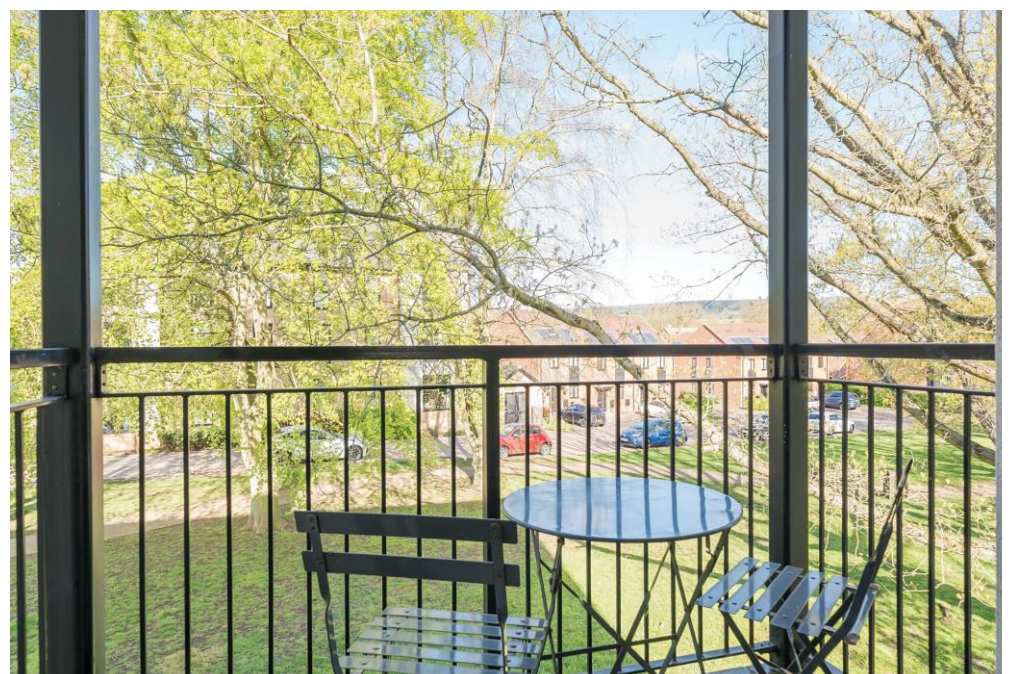






**An immaculately presented one bedroom first floor apartment located on the popular Leybourne Chase development with views to the Manor House and overlooking green spaces. Set in a quiet position, the apartment is a stone's throw from the historic walled garden and beautiful walks surrounding Leybourne Chase. Benefits include a balcony, an open-plan living area, and an allocated parking space. This central location offers excellent transport links and is close to West Malling high street with its abundance of shops, pubs and restaurants, plus its mainline station. Please contact the office to arrange a look inside.**

**LEASEHOLD  
116 years  
Ground Rent: £200 p/a  
Service Charge: £2,612.62  
Council Tax: C  
EPC: B  
Full Fibre Broadband Not Yet Available**



- **A ONE BEDROOM APARTMENT**
- **FIRST FLOOR POSITION**
- **A BALCONY AREA**

- **IMMACULATE PRESENTATION THROUGHOUT**
- **ATTRACTIVE VIEWS**
- **MUST VIEW INTERNALLY**

**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://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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