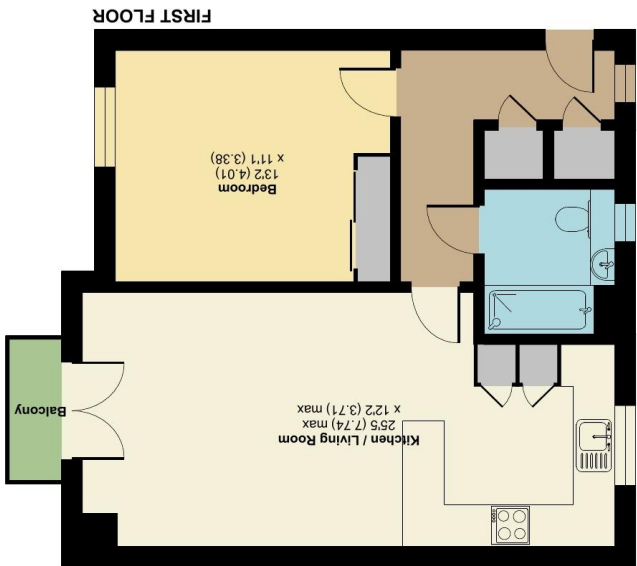


ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company, REF: 1329553



Wills Crescent, Leybourne, West Malling, ME19

Approximate Area = 581 sq ft / 54 sq m

For identification only - Not to scale



Flat 4, 2 Wills Crescent, Leybourne Chase, Kent, ME19 5GJ

OFFERS IN EXCESS OF: £210,000

EPC RATING: B





A one bedroom first floor apartment situated on the popular development of Leybourne Chase and located overlooking the prestigious Leybourne Grange. This property is situated in a secluded position and offers a useful balcony with direct views over the estates gardens. There is also an allocated parking space. West Malling high street is but a short drive away and there are excellent transport links via the M20 motorway and the mainline station. Please contact the office for a look inside, we are confident you will not be disappointed.

**Leasehold
Lease Length: 100 years
Ground Rent: £200 p/a
Service Charge: £2,236.06 p/a
Council Tax: C
EPC: B
Full Fibre Broadband Not Yet Available**



- **A ONE BEDROOM APARTMENT**
- **POPULAR LEYBOURNE CHASE DEVELOPMENT**
- **ALLOCATED PARKING SPACE**

- **BALCONY OVERLOOKING WOODLAND**
- **FIRST FLOOR POSITION**
- **OVERLOOKING LEYBOURNE GRANGE**

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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