

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Approx. Gross Internal Area 597 ft² ... 55.5 m²



Flat 5, 31 Brick Gardens, Ryarsh, ME19 5GT

ASKING PRICE: £249,995

EPC RATING: B





In my opinion, this is one of the nicest top floor apartments I have seen in years. Built by Redrow Homes within the last few years and situated on a relatively small development of different style homes, this MUST be viewed internally. It benefits from high quality fittings and superior specifications throughout, plus amazing and far reaching views of the Kent countryside. It is situated close to the village of West Malling with its excellent restaurants, bars, a post office plus a mainline train station and conveniently close to the M20 and M25 motorways.

Please contact the office to arrange a viewing.....at your earliest convenience.

**Leasehold
115 Years remaining
Ground Rent £200pa
Service Charge £2,512.20pa (Ask agent about the review period)
Council Tax Band C
EPC B
Full Fibre Broadband will be available in the next year**



- **A FANTASTIC TOP FLOOR APARTMENT**
- **VIEWS OVER THE KENT COUNTRYSIDE**
- **HIGH QUALITY FINISH THROUGHOUT**

- **OPEN PLAN LIVING**
- **A SMALL NEW DEVELOPMENT**
- **ALLOCATED PARKING SPACE**

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

TH2991040326

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK